State of Idaho
Department of Administration
Division of Public Works

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ADDENDUM NO. 2

December 9, 2022

TO: Design-Build Teams

FROM: Pat Donaldson, DPW Administrator

SUBJECT: DPW PROJECT NO. 23882
State of Idaho Deferred Maintenance Program
University of Idaho; Moscow, ID

RFQ – ADDENDUM NUMBER TWO

The following addendum applies to the above referenced project and is included as part of the Request for Qualifications (RFQ). Acknowledge this addendum within your cover letter of your submittal. Please make certain to include a specific contact name and email address for future correspondence with the cover letter.

Clarifications:
1) Attached to this addendum are copies of all available preliminary reports and/or studies.

Attachments:
1) College of Law Slab Settlement Study, developed by Design West Architects, dated March 28, 2022.
2) University of Idaho Facilities Services Complex Exterior Evaluation, developed by Associated Architects, LLP, dated March 19, 2020.
3) The University of Idaho Administration Building Preservation Master Plan, developed by BOLA Architecture + Planning, dated May 2000.
4) Facility Study - Renfrew Hall Exterior Façade Repairs, developed by CKA Architects, dated January 18, 2021.

END OF ADDENDUM NUMBER TWO

University of Idaho

College of Law
Slab Settlement Study

March 28, 2022
Prepared by:

DESIGN WEST ARCHITECTS

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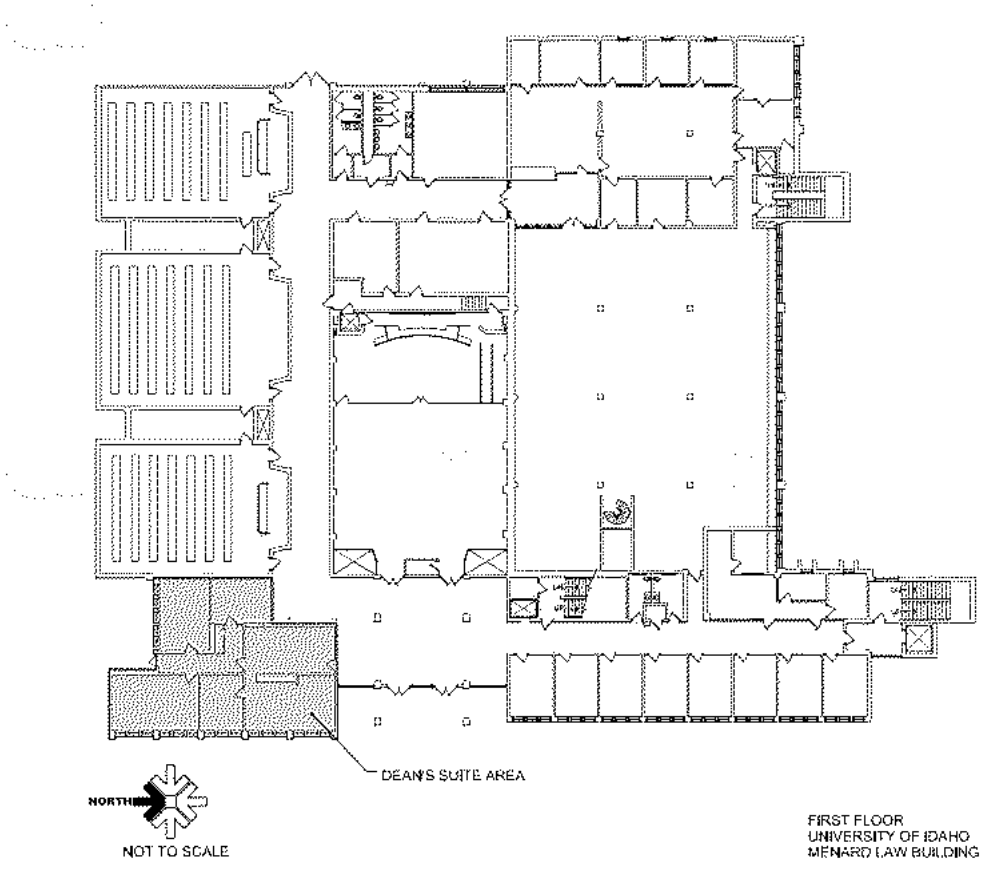
INTRODUCTION/SUMMARY

Design West Architects in association with TD&H Engineering were engaged by the University of Idaho to provide architectural and structural engineering services to investigate the concrete slab deflection and related settlement issues that have occurred over time at the Menard Law Building at 711 S. Rayburn Drive. The focus of the investigation included the following tasks:

1. Identify the cause(s) of the deflection.
2. Propose recommendations to prevent further settlement and repair the damage.
3. Define the scope of necessary and desired repairs and provide an opinion of repair costs.

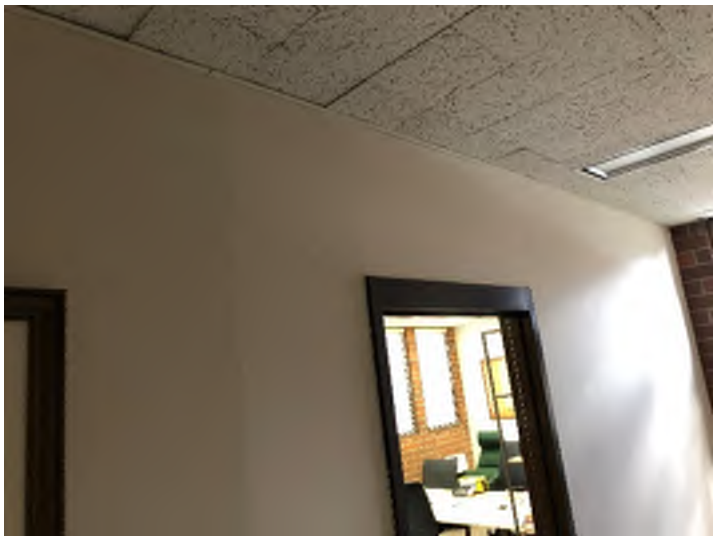
The investigation began by visiting the site to inspect existing conditions of walls, floors, and ceilings impacted by settlement. Photographs and as-built measurements of the existing conditions were documented. To investigate soils and existing subsurface conditions, TD&H Engineering core drilled the concrete floor and took soil samples to be analyzed.

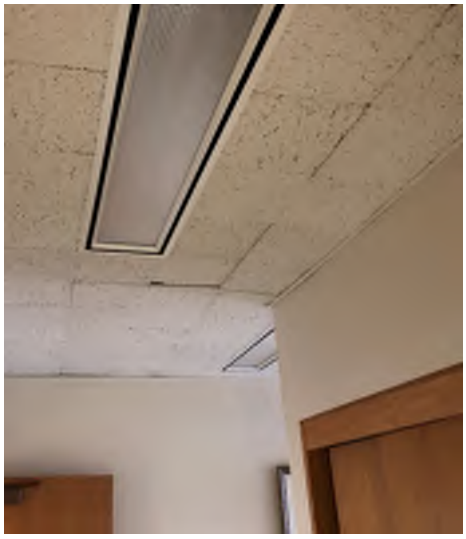


Menard Law Building key plan denoting the settlement area in the Dean's suite.

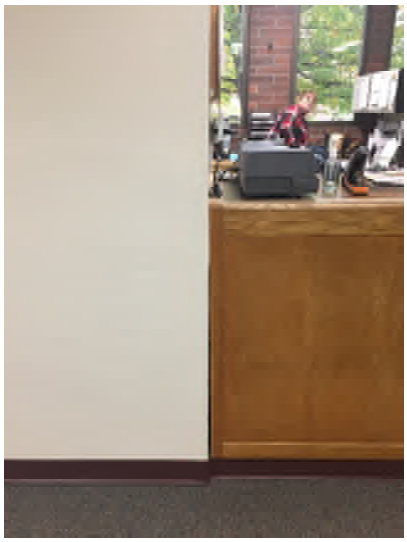
EXISTING CONDITIONS

The impacted area of deflection in the existing building covered by this report is a one-story structure consisting of exterior brick veneer walls with open web steel bar joists and metal stud framed interior partition walls with drywall finishes and a concrete slab on grade floor system. An HVAC ducting distribution system is located directly under the 3”, unreinforced concrete slab. The metal stud framing and drywall damaged by the deflecting slab appear to be non-bearing partition walls. The following photos are indicative of the typical damage caused by the concrete slab deflection.



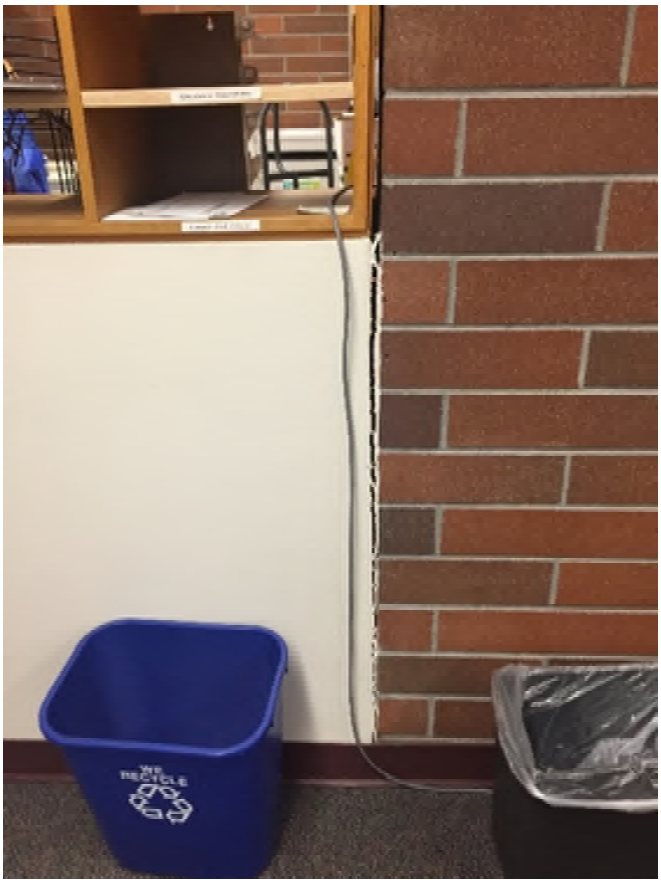


Wall cracking/separating at doorway openings and buckling ceilings.



Wall cracking/separating at doorway openings and casework.

Spline tile ceiling system displacement and floor deflection.



Wall pulling away from brick and typical wall separation due to concrete slab deflection.

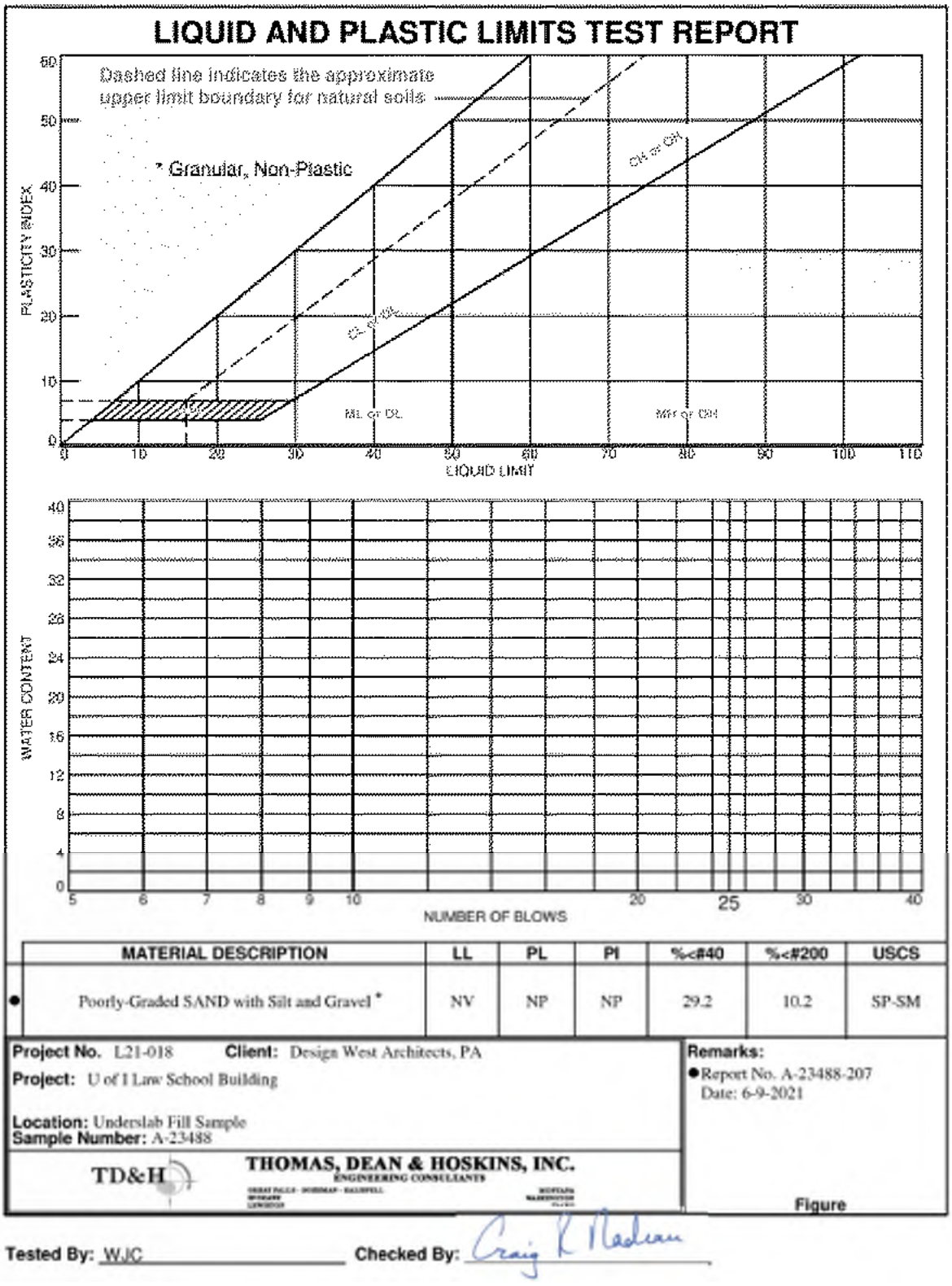
SUBSURFACE AND SLAB DEFLECTION INVESTIGATION

Over the course of the subsurface investigation two locations were selected to be cored and soil samples taken in order to determine existing soil conditions below the concrete floors where substantial deflection has occurred. TD&H Engineering determined that the preferred course of action was to use a Shelby tube to extract a soil sample as this method allows their soils laboratory to run tests that quantifies the amount of current settlement and approximates the likely rate of future settlement. This process involves a high-impact slide hammer that forces the Shelby tube into the soil, cutting a soil plug or core.

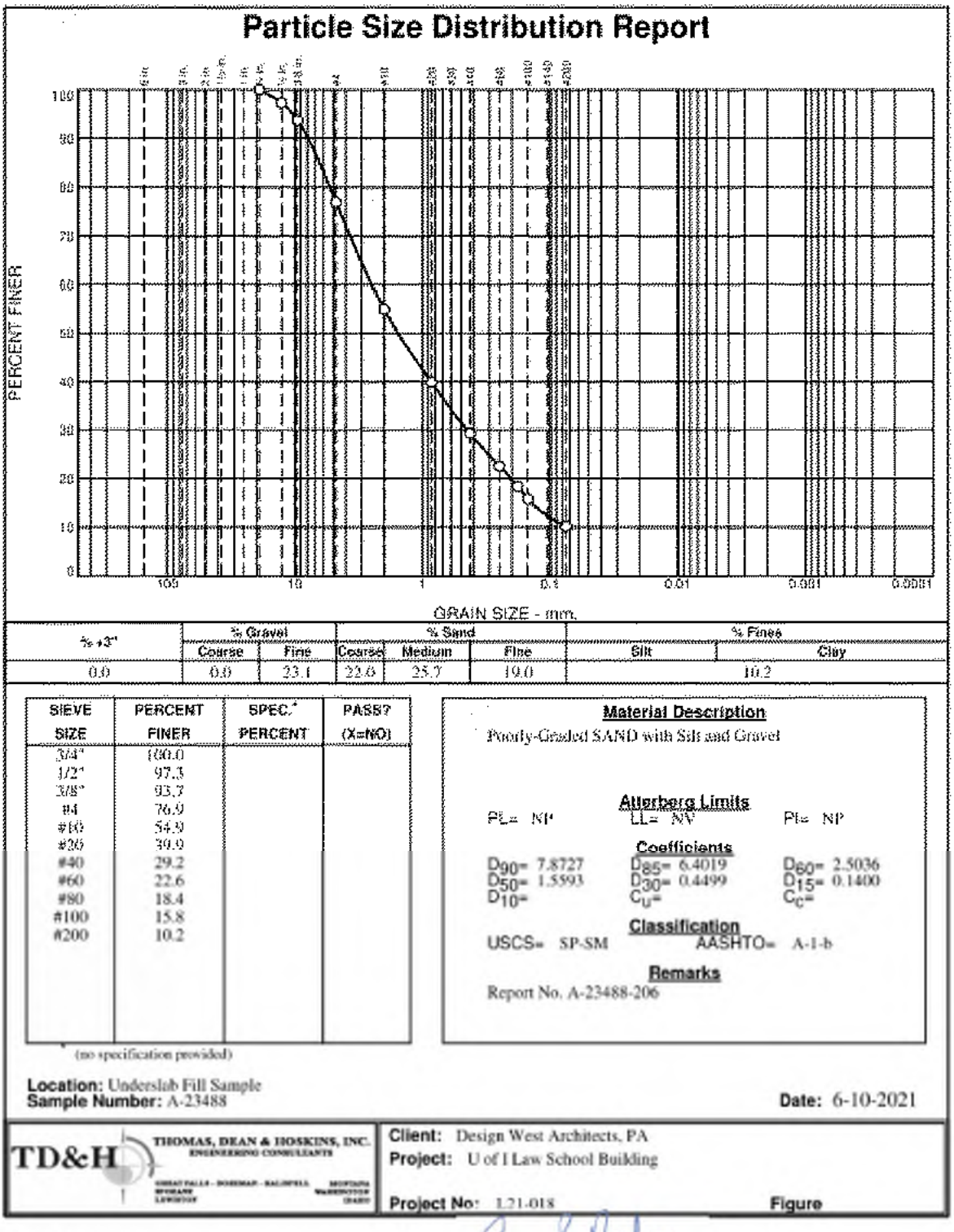
The first sample was taken on May 27th, 2021. During this initial coring, underground ductwork was encountered approximately 1" below the concrete slab, puncturing the ductwork. It was decided to suspend additional coring until such time as existing underground infrastructure could be located. TD&H was able to gather enough subsurface soil at this time to send to their soil laboratory in Great Falls Montana to test the soils using Atterberg limits to classify the soil profile.

First sample taken on May 27th ,2021 showing ductwork found below the concrete slab.

The soil classification determined by the initial testing corresponded to non-native infill material with properties resembling engineered backfill material. The sample material did not include larger chunks of granite that were encountered as they were too large to extract from the 4" coring holes (in effect, making the particle size distribution more diverse than that shown by the laboratory reporting). The results are shown below in the *Liquid and Plastic Limits Test Report* and the *Particle Size Distribution Report*.



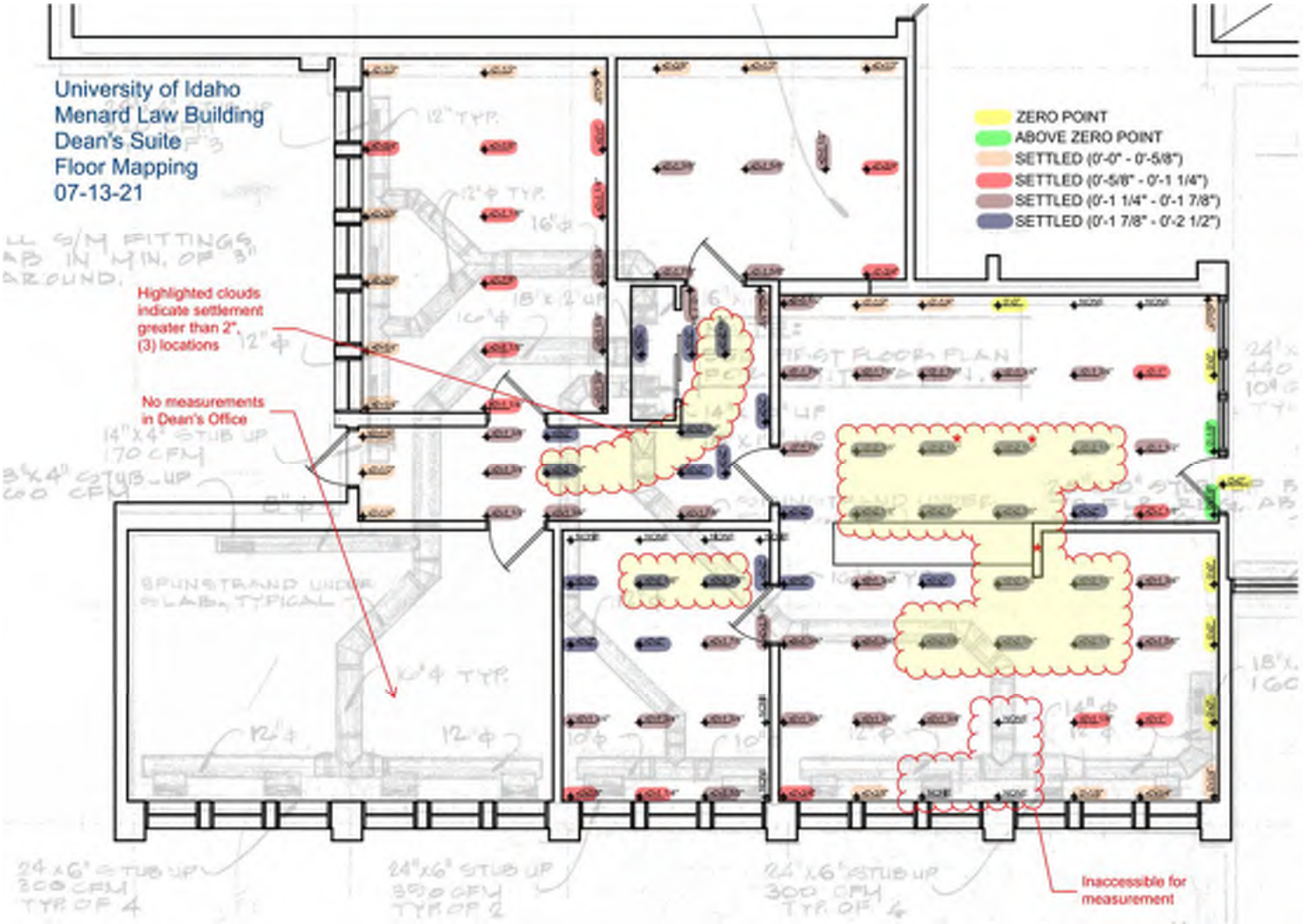
Liquid and Plastic Limits Test Report



Particle Size Distribution Report

Further investigation of the underground ductwork's glass fiber composition, indicated that the ductwork supplier was Spunstrand, a north Idaho company. Spunstrand's underground backfill requirements for in-ground ducting include surrounding the piping with sand, pea gravel, or concrete bridging. The existing backfill observed around the punctured duct does not meet any of these installation requirements. The original drawings for the law building called for the first floor concrete slabs to be 4" thick and reinforced with #3 rebar at 12" on center each way. TD&H Engineering's investigation revealed the slabs to be only 3" thick and unreinforced. This condition could diminish the slab's ability to bridge over the underground ductwork and absorb point loads from heavy office equipment.

It was decided at a meeting on June 3rd to map the affected areas of deflection before performing the second investigation so the soil sample could be taken near the point of greatest slab deflection. Design West Architects completed the map below showing deflection point elevations. The map below was overlaid on the ductwork drawings provided by the university (note: the ductwork layout is schematic from the original drawings and not necessarily the as-built condition from the actual 1970s construction). No measurements were able to be taken in the Dean's office at the time of mapping the area.



Once the areas of greatest deflection were identified, a second soils sample was taken on August 6th, 2021. This sample was extracted by cutting a second core through the slab and acquiring a soil sample using a hand auger as shown in the photos below. The soil profile was identical to the initial sample taken in May including large chunks of granite within the 4” zone extending below the bottom of the concrete slab. Based upon the findings of the second sample, TD&H assumes this soil profile is consistent around the other areas exhibiting significant deflection.

Second sample taken on August 6th, 2021 at a location of significant deflection.

CONCLUSION/SUMMARY

The soil used for backfilling in the original 1970s construction is a poorly graded mix of imported fill. This mix was discovered in both subsurface locations investigated, one against shallow, in-ground ductwork and the other in a location of significant slab deflection. Compounding this settlement, the shallow ductwork prohibited the ability to achieve proper compaction over the duct runs. The existing, 3” unreinforced concrete slab is not reliably sufficient to either bridge the in-ground ductwork or support the heavy point loads of heavy office equipment.

While the previously suggested remediation effort of using foam or grout injection may improve soil composition and be less invasive (and therefore less cost), this method cannot solve the problem of bridging the shallow in-ground ductwork by the existing unreinforced concrete slab. In the long term it is not practical to prohibit equipment point loads that exceed the typical office occupancy of 50 PSF (pounds per square foot), over duct run locations that would have to be clearly mapped and tracked over the life of the building. In addition, there are damaged walls and ceilings that need to be addressed along with the floor repairs. In addition, it has proven difficult to find a viable pool of competitive bidders in this region that provide slab injection services. The following recommendations propose long term, comprehensive solutions that address not only the slab deflections, but related damage to walls, ceilings, lighting, finishes, and that improve maintenance accessibility for above ceiling HVAC duct runs.

RECOMMENDATONS

Based upon the subsurface conditions and settlement damage noted in this report, our recommendations for repairs and mitigation to prevent future settlement are as follows:

1. Vacate the affected space to perform the repairs. As with many, University of Idaho projects, this would require scheduling the work to occur during a time frame that has the least impact on students, faculty and staff. Interim alternate spaces would need to be provided during the construction period.

2. Cut out and remove the areas of concrete slabs that have deflected to unacceptable grade levels. To efficiently and effectively perform this work, it is recommended that settled and damaged walls in the affected areas be removed and reconstructed over new concrete slabs. The concrete slab areas with acceptable grades/elevations to remain and areas to be removed would need to be verified and clearly demarcated.

3. Abandon the underground ducts and fill with CDF (Controlled Density Fill). CDF is a flowable, self-leveling, cementitious slurry consisting of a mixture of fine aggregate or filler, water, and cementitious material(s), which is used primarily as a backfill in lieu of compacted earth. This mixture is capable of filling voids in hard to reach places without the need for compaction in layers. New HVAC ducting would be provided above the ceiling to replace that being abandoned.

4. Improve the subgrade with base course crushed rock and compacted to an acceptable bearing pressure after the underground ducts have been filled with CDF.

5. Provide new concrete slabs in the areas where deflected slabs are removed. These slabs should be 4” thick and reinforced to bridge any residual discrepancies in the subsurface conditions and support heavier point loads. The new concrete slabs would be doweled into the existing, adjacent concrete slabs to remain.

6. In addition to removing select walls, it is recommended to remove the existing spline/tile ceiling system and provide a new suspended acoustical tile ceiling system at the same elevation. The existing spline system is damaged where walls have settled and the splined tiles make maintenance access above the ceiling difficult. A new suspended acoustical tile system would facilitate the installation of the new HVAC ductwork and related ceiling grilles and diffusers and make above ceiling maintenance more accessible.

7. Consider new light fixtures. Existing fixtures may be salvageable and reused if feasible but new energy efficient LED fixtures to drop into the new suspended ceiling grid could be a benefit and energy cost savings over the long term. New lighting might be considered as an alternate for bidding flexibility.

Preliminary Estimate

Project Name: *University of Idaho College of Law Slab Settlement Study* — Design West Architects

Project Number: *21030* — *4/4/2022 8:30*

General Information

Project Scope

	SF		
Concrete Slab Deflection and Related Repairs	1,915		

Project Schedule

Anticipated Construction Duration =	3	Months	
Anticipated NTP / Duration / Complete Dates =	5/1/2023	90	7/30/2023

Estimate Summary

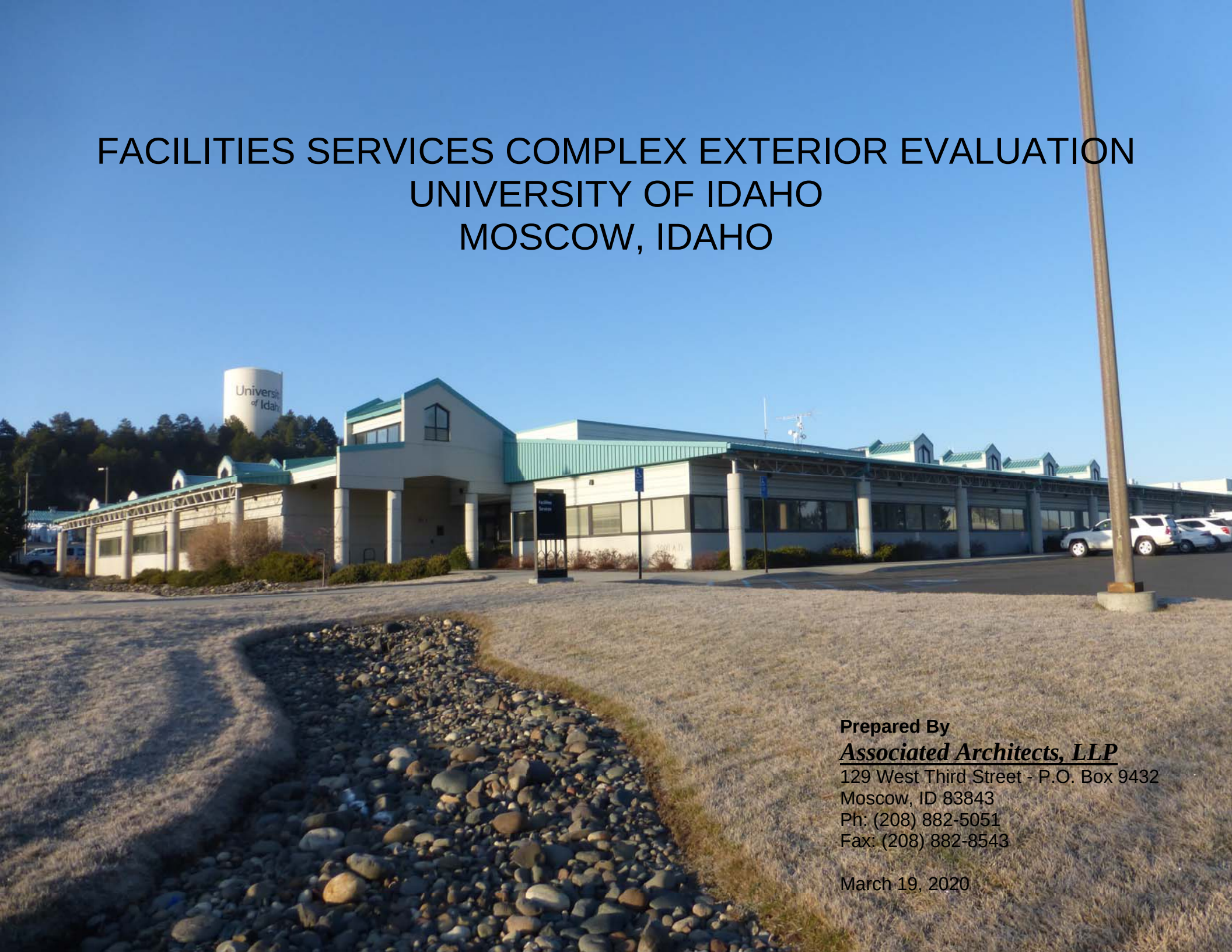
Division		Title	Quan.	Unit	Unit Cost	Category % by Division	Division Total
Division	01	General Requirements			$ 14.41	15.77%	$ 27,600.00
Division	02	Existing Conditions			$ 9.50	10.40%	$ 18,192.50
Division	03	Concrete			$ 7.25	7.94%	$ 13,891.25
Division	04	Masonry			$ -	0.00%	$ -
Division	05	Metals			$ -	0.00%	$ -
Division	06	Wood, Plastics, and Composites			$ 1.64	1.80%	$ 3,150.00
Division	07	Thermal and Moisture Protection			$ 1.77	1.93%	$ 3,381.75
Division	08	Openings			$ 4.83	5.29%	$ 9,250.00
Division	09	Finishes			$ 29.73	32.53%	$ 56,928.50
Division	10	Specialties			$ -	0.00%	$ -
Division	11	Equipment			$ -	0.00%	$ -
Division	12	Furnishings			$ -	0.00%	$ -
Division	13	Special Construction			$ -	0.00%	$ -
Division	14	Conveying Equipment			$ -	0.00%	$ -
Division	20	Mechanical Commissioning			$ -	0.00%	$ -
Division	21	Fire Suppression			$ -	0.00%	$ -
Division	22	Plumbing			$ -	0.00%	$ -
Division	23	Heating, Ventilating, and Air Conditioning			$ 12.00	13.13%	$ 22,980.00
Division	25	Integrated Automation			$ -	0.00%	$ -
Division	26	Electrical			$ 10.25	11.22%	$ 19,628.75
Division	27	Communications			$ -	0.00%	$ -
Division	28	Electronic Safety and Security			$ -	0.00%	$ -
Division	31	Earthwork			$ -	0.00%	$ -
Division	32	Exterior Improvements			$ -	0.00%	$ -
Division	33	Utilities			$ -	0.00%	$ -
MATERIALS & LABOR COST							**$ 175,002.75**
		Contractor Taxes, Bonds, & Insurance	2.30%	percentage			$ 4,025.06
		Contractor Overhead & Profit	12.00%	percentage			$ 21,000.33
		Permits -(by University of Idaho)	0	LS	$ -	$ -	$ -
		Design Contingency (preliminary est.)	10.00%	percentage			$ 17,500.28
		Escalation *(estimated 6.0% annual = 0.5% monthly)*	13.1	months	0.75%	9.79%	$ 17,134.75
ESTIMATED CONTRACT COST				TOTAL	$ 122.54		**$ 234,663.17**
		State Sales Tax *(half value taxed materials)*	3.00%	percentage			$ 7,039.89
ESTIMATED CONTRACT COST + SALES TAX				TOTAL	$ 126.22		**$ 241,703.06**

Estimate Detail

Division	Specification	Item	Quan.	Unit	Unit Cost	Extended Cost	Division Total
01	**GENERAL REQUIREMENTS**						**$ 27,600.00**
	01 31 00	Supervision - Superintendent & support	3.0	month	$ 7,000.00	$ 21,000.00	
	01 50 00	Work base / office set up	1	LS	$ 500.00	$ 500.00	
		Field Office Rental (assume no job trailer)	-	month	$ 250.00	$ -	
		Temp Utility Hookup & Usage (use existing)	-	month	$ -	$ -	
		Temp Sanitation Facilities (use existing building)	-	month	$ 200.00	$ -	
		Temporary protections, barriers, floor coverings	1	LS	$ 800.00	$ 800.00	
	01 73 00	Small Tools, Rental and Hoisting Equipment	3.0	month	$ 500.00	$ 1,500.00	
		Daily & Final Clean-up	3.0	month	$ 500.00	$ 1,500.00	
		Dumpster - Disposal Costs	1	LS	$ 1,800.00	$ 1,800.00	
	01 77 00	Project Closeout - As-built Drawings, O&M Manuals	1	LS	$ 500.00	$ 500.00	
02	**EXISTING CONDITIONS**						**$ 18,192.50**
	02 41 00	Selective Demolition	1,915	SF	$ 9.50	$ 18,192.50	
	02 80 00	Hazardous Material Abatement (Client to Direct)	1	LOT	$ -	$ -	
03	**Concrete**						**$ 13,891.25**
	03 30 00	Concrete Slab	1,915	SF	$ 5.75	$ 11,011.25	
	03 30 00	Controlled Density Fill	9	CY	$ 320.00	$ 2,880.00	

04	**Masonry**						**$ -**
	NOT USED	-		$ -	$ -		
05	**Metals**						**$ -**
	NOT USED	-		$ -	$ -		
06	**Wood, Plastics, and Composites**						**$ 3,150.00**
06 10 00	Rough Carpentry (Undefined &GC Labor)	1,260	SF	$ 2.50	$ 3,150.00		
07	**Thermal and Moisture Protection**						**$ 3,381.75**
07 21 00	Batt & acoustical Insulation	1,260	SF	$ 1.25	$ 1,575.00		
07 26 00	Vapor Retarders	1,915	SF	$ 0.45	$ 861.75		
07 90 00	Joint Sealant	1,260	SF	$ 0.75	$ 945.00		
08	**Openings**						**$ 9,250.00**
08 11 13	Hollow Metal Doors and Frames	5	EA.	$ 1,000.00	$ 5,000.00		
08 14 00	Refurbish existing wood door assemblies	5	LEAF	$ 150.00	$ 750.00		
08 71 00	Door Hardware	5	EA.	$ 700.00	$ 3,500.00		
09	**Finishes**						**$ 56,928.50**
09 22 16	Non-structural Metal Framing (New Walls)	1,260	SF	$ 5.75	$ 7,245.00		
09 29 00	Gypsum Board Systems (New Walls)	2,520	SF	$ 3.75	$ 9,450.00		
09 51 23	Suspended Acoustical Ceilings 2X4 (replace spline system)	1,915	SF	$ 4.00	$ 7,660.00		
09 65 13	Rubber Base	940	LF	$ 1.25	$ 1,175.00		
09 65 16	Resilient Tile Flooring	198	SF	$ 8.75	$ 1,732.50		
09 68 16	Tile Carpeting	1,718	SF	$ 7.00	$ 12,026.00		
09 91 00	Painting (Int Walls)	2,520	SF	$ 7.00	$ 17,640.00		
10	**Specialties**						**$ -**
10 14 00	*NOT USED*	-		$ -	$ -		
11	**Equipment**						**$ -**
11 52 13	*NOT USED*	-		$ -	$ -		
12	**Furnishings**						**$ -**
12 00 00	*NOT USED*	-		$ -	$ -		
13	**Special Construction**						**$ -**
13 00 00	*NOT USED*	-		$ -	$ -		
14	**Conveying Equipment**						**$ -**
14 00 00	*NOT USED*	-		$ -	$ -		
20	**Mechanical Commissioning**						**$ -**
20 00 00	*NOT USED*	-		$ -	$ -		
21	**Fire Suppression**						**$ -**
21 00 00	*NOT USED*	-		$ -	$ -		
22	**Plumbing**						**$ -**
22 00 00	*NOT USED*	-		$ -	$ -		
23	**Heating, Ventilating, and Air Conditioning**						**$ 22,980.00**
23 00 00	HVAC (Install new ductwork and grilles/diffusers)	1,915	SF	$ 12.00	$ 22,980.00		
25	**Integrated Automation**						**$ -**
25 00 00	*NOT USED*	-		$ -	$ -		
26	**Electrical**						**$ 19,628.75**
26 00 00	Electrical (new *light fixtures and power/data in rebuilt walls)*	1,915	SF	$ 10.25	$ 19,628.75		
27	**Communications**						**$ -**
27 00 00	*NOT USED*	-		$ -	$ -		
28	**Electronic Safety and Security**						**$ -**
28 00 00	*NOT USED*	-		$ -	$ -		
31	**Earthwork**						**$ -**
	NOT USED	-		$ -	$ -		
32	**Exterior Improvements**						**$ -**
	NOT USED	-		$ -	$ -		
33	**Utilities**						**$ -**
	NOT USED	-		$ -	$ -		

FACILITIES SERVICES COMPLEX EXTERIOR EVALUATION
UNIVERSITY OF IDAHO
MOSCOW, IDAHO



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March 19, 2020

Facilities Services Complex Exterior Evaluation

This report is an evaluation of the exterior shells of nine buildings that are part of the University of Idaho Facilities Management Complex along with recommendations for repairs and the potential cost of those repairs.

The buildings that were reviewed are:

Main Facility Services Complex Building
Facilities Storage
Recycling/Surplus Building
Campus Storage Building
Events/Bookstore Storage Building
Housing Storage
Facilities Garage and LES Small Engine Shop (Motor Pool)
University Vehicle Storage Building (Motor Pool)
Fire Pump Building

The buildings listed above were constructed over a period of several years starting in 1995 with the Motor Pool buildings and ending in 2000 with the Main Facility Services Complex Building.

The information contained in this report is based on review of original construction documents and field observations of each building. No destructive testing was made to visually confirm the accuracy of the construction documents nor was destructive testing made at areas where deterioration was noted.

Cost estimates for repairs included in this report are as of the date of this report.

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MAIN FACILITY SERVICES COMPLEX BUILDING

Overview

The Main Facility Services Complex Building exterior envelope is a combination of pre-cast tilt-up concrete panels and cast-in-place concrete half walls with delta-rib steel siding over steel stud framing above windows located at the half walls. A roof overhang along the north and east side of the facility is supported by 18" diameter columns that support steel trusses creating a covered walkway along the north side. A single ply EPDM roof covers approximately two thirds of the facility with the remainder covered by a low slope, concealed fastener, snap lock style metal roof system located along the north and east sides of the building. At both the North and East metal roof sections enclosed light wells are located approximately a quarter of the way up the roofs.

Observations

- All columns on both the north and east sides of the building show some degree of cracking ranging from minor surface cracks that would be considered normal to severe cracks and spalling that are up to a half inch wide. The most severe cracking is located at columns on the north side of the building that have downspouts cast inside them. It appears the downspouts are freezing and adding to the cracking of these columns.

- The columns have two chamfer features, that when the columns were cast, were to align with two chamfer features in the tilt-up wall panels and the top and bottom of the windows. The bottom column chamfer was cast higher than the one in the pre-cast panels and the bottom of windows. To correct this the chamfer was filled and a new chamfer ground into the columns. The filled in chamfers at each column are starting to crack and spall.

- Based on the construction documents there were two methods for installing the tilt-up wall panels. One was to install the panels directly on a footing the second was to construct a stem wall and install the panels on the stem wall which was the method that was used. Typically tilt-up panels are installed on shims so the panels can be aligned. Once aligned the panels are attached together and to the foundation. The shim space is then grouted with a non-shrink grout. At all locations where tilt-up panels were used the grout space between the panel and the stem wall is at or just above grade. Due to the inherent movement of the panels, cracks have formed in the grout joint allowing moisture to enter causing the grout to spall and in some instances causing spalling at the base of the wall panels. This is most evident along the side walls at the North loading dock.

- Roof overhangs along the north and east side of the building are constructed of exposed metal roof decking over exposed steel trusses. In several locations both the steel deck and roof trusses have rust starting to form and areas of peeling paint. In addition, metal door frames at the north loading dock and along the south side of the building are also developing areas of rust at the bottom of the frames.

- Wall paint, given its age, is generally in good condition with only a couple of areas where peeling is occurring at the parapets on the south side of the building. Where sidewalks and driving surfaces abut the walls the paint has been scraped and chipped along the bottom of the wall panels. This is taking place mainly where snow removal next to the walls occurs.

- Facia at one awning on the south side and the gutter along the roof overhang on the north side have been damaged most likely from larger vehicles running into them.

- Enclosed light wells and exhaust fans located on the east and north metal roofs were to originally have crickets installed on the up slope side. A flat piece of metal flashing was installed instead of the cricket which is allowing snow and water to back up against the light wells and exhaust fans causing leaking to occur.

- At the metal roofs snow bars are located along the eaves and approximately half way up the roof slopes. On the east metal roof a section of the upper snow bar has been torn off.

- Based on a visual examination of the single ply roofs and parapet caps it appears the roof system is in satisfactory condition. The top coating however is starting to thin over the scrim in a few locations do to age. Also the small single ply roof in the mechanical well at the roof access is billowed up. This is an indication moisture is trapped between the membrane and insulation or substrate below.

Recommendations

- Where columns are cracked and spalled remove loose concrete, clean reinforcing steel, patch back where material is removed and inject cracks with an epoxy adhesive.

- Cap off internal downspouts and install open face downspouts on the surface of the columns.

- Where chamfers are spalled remove spalled material and patch back with an epoxy based filler.

- At the base of the concrete wall panels, grind out grout as needed to install a backer rod and a polyurethane caulking.

- At locations where the concrete has deteriorate at the base of the concrete wall panels remove loose material clean and patch back.
- At roof overhangs sand blast rust areas at the steel trusses and areas where paint is peeling at roof deck.
- Sand blast rusted areas at door frames.
- Paint exterior walls, doors, door frames, and trusses.
- Replace the damaged gutter on the north side of the building and the damaged facia on the south side of the building.
- Install crickets at the up slope side of all light wells and exhaust fan penetrations.
- Install snow bars where torn off at east metal roof.
- Within the next three to five years the single ply roofs should be replaced. The exception to this is the single ply roof at mechanical well should be replaced as soon as practical. This would allow inspection of the roof deck for deterioration.

Estimated cost of repairs: $723,881

FACILITIES STORAGE

Overview

The Facilities Storage building is a pre-cast, tilt-up concrete panel building. The panels are located on three sides with the fourth side, the north side, open with steel columns supporting precast concrete panels. The roof is a single ply EPDM membrane roof system over an exposed steel deck and bar joists.

Observations

- Tilt-up wall panels were installed in the same manner as the Main Facility Services Complex Building which is on concrete stem walls using shims rather than being placed directly on footings. The panels are attached to the stem walls with a series of weld plates and non-shrink grout was then installed. The non-shrink grout at the base of the concrete panels is deteriorating because of panel movement at the joint, and being at or near grade.

- Paint on the walls has areas of peeling and has been scuffed and damaged from equipment scraping the building.

- The east bay of the building has been used for storage of ice melt material. Because of the caustic effect of the material, rusting has started at exposed weld plates and a steel column.

- The roof was not visually inspected but given the age of the building it can be anticipated that the top surface is starting to thin over the scrim as was visible on the Main Facilities Services building.

Recommendations

- At the base of concrete wall panels grind out grout as needed to install a backer rod and a polyurethane caulking.
- At locations where the concrete has deteriorate at the base of the concrete wall panels remove loose material clean and patch back.
- Sand blast the rusted weld plates and column, prime and paint.
- Paint the exterior of the building.
- Within the next three to five years, the single ply roofs over should be replaced.

Estimated cost of repairs: $283,822

Cost Estimate

RECYCLING/SURPLUS BUILDING

Overview

The Recycling/Surplus building is an “L” shaped steel frame building with pre-cast concrete tilt-up panels at the end walls. The remainder of the walls are stud walls with metal delta rib siding and a combination of overhead and man doors. The roof is a metal delta rib with through fastener.

Observations

- The tilt up concrete panel that forms the north end wall has several diagonal cracks that form a cross hatch pattern. The depth of the cracking could not be visually confirmed but do not appear to extend through the wall. When tapped the wall has a hollow sound indicating separation of the finished concrete surface from the underlying concrete. It appears the cracks extend into the wall to where the separation is occurring creating the cross hatch pattern.

- Wall panels adjacent to one of the overhead doors have been run into and bottom three feet of the panels dented in.
- The facia above one of the overhead doors has been run into and damaged.

- Building users indicated that where the two wings of the building that form the “L” shape meet and create a roof valley large icicles form that can extend to the ground.

- The gutter on the west side of the buildings north wing is bent down from snow build up.
- Parapet caps at the end walls are rusted and deteriorating.

Recommendations

- At the north end wall, remove loose material from cracks and inject with an epoxy based adhesive and patch back.
- Replace damaged metal wall panels.
- Replace gutter at valley and install a downspout leader box and heat tape.
- Repair damaged gutter.
- Replace damaged facia above the overhead door.
- Replace parapet caps.
- Paint concrete walls.

Estimated cost of repairs: $25,938

CAMPUS STORAGE

Overview

The Campus Storage building is a steel frame building with pre-cast concrete tilt-up panels at the end walls. The side walls are covered with metal delta rib siding. A combination of overhead and man doors are located on the south side of the building. The roof is a metal delta rib with through fastener.

Observations

- Gutter along the north side of the building is damaged and in various stages of being torn off the building. There are no snow bars installed on the building.

- Metal siding forming the eave of the roof has been hit by a tall vehicle at one of the overhead doors.

- At the east end of the building along the connection between the wall panels and soffit the foam closure strip is coming loose.

Recommendations

- Replace gutter and install snow bars the length of the roof
- Replace damaged eave siding.
- Replace or reinstall foam closure strips
- Paint concrete walls

Estimated cost of repairs: $26,254

EVENTS/BOOKSTORE STORAGE BUILDING

Overview

Events/Bookstore Storage Building is a pre-engineered steel building with steel delta rib siding and delta rib roof with through fasteners. Overhead doors and man doors are located on the west sides of the building.

Observations

- With the exception of snow bars only being located above the overhead doors and man doors on the west side of the building no other exterior envelope issues were found.

Recommendations

- Install snow bars in locations where they were not originally installed.

Estimated cost of repairs: $12,479

HOUSING STORAGE

Overview

Housing Storage Building is a pre-engineered steel building with steel siding and metal delta rib roof with through fastener. Large overhead doors and man doors are located on the east and side of the building and a man door is located on the west side of the building.

Observations

- On both east the west side of the building snow bars are only over the man door and overhead doors.

- Gutters are damaged on both the east and west sides of the building where snow bars were not installed.

Recommendations

- Install snow bars in locations where they where omitted.
- Replace Gutters.

Estimated cost of repairs: $29,815

FACILITIES GARAGE AND SMALL ENGINE SHOP

Overview

The Facilities Garage and Small Engine Shop is series of three steel frame buildings with common pre-cast concrete walls at each side of the center portion and pre-cast concrete walls at each end wall. Sidewalls are covered with metal delta rib siding. The roof is a metal delta rib with through fastener.

Observations

- The west pre-cast concrete wall at the center section of the building is cracking at the north end of the wall.

- Paint is peeling at all four of the concrete walls.
- Parapet caps are rusting and starting to deteriorate.

Recommendations

- At cracked concrete wall panel remove any loose concrete, patch back where material is removed and inject cracks with an epoxy adhesive.
- Clean and paint concrete walls.
- Install new prefinished parapet caps.

Estimated cost of repairs: $18,497

UNIVERSITY VEHICLE STORAGE BUILDING

Overview

The University Vehicle Storage Building is a steel frame building with pre-cast concrete end walls. Sidewalls are covered with metal delta rib siding. The roof is a metal delta rib with through fastener. Large overhead doors are on the west side of the building.

Observations

- Paint at the concrete end walls is peeling.
- Parapet caps are rusting and starting to deteriorate.

- At the south end of the east wall several metal siding panels are damaged at the base of the wall.

Recommendations

- Clean and paint concrete walls.
- Install new prefinished parapet caps.
- Replace damaged metal siding panels.

Estimated cost of repairs: $10,950

FIRE PUMP BUILDING

Overview

The Fire Pump Building is a cast in-place concrete building with a metal delta rib roof with through fastener

Observations

- At the center of the east wall a crack has formed that appears to have been caused by settlement.

- Paint is peeling in several locations and the walls are stained.

Recommendations

- Inject crack in east wall with an epoxy based filler.
- Clean and paint exterior walls.

Estimated cost of repairs: $9,503

Appendix

Main Facilities Services Complex Building Cost Estimate

Facilities Storage Cost Estimate

Recycling/Surplus Building Cost Estimate

Campus Storage Cost Estimate

Events/Bookstore Storage Cost Estimate

Housing Storage Cost Estimate

Facilities Shop and Small Engine Shop Cost Estimate

University Vehicle Storage Cost Estimate

Fire Pump Building Cost Estimate

Cost Estimate

Job Title: **FACILITIES SERVICES COMLEX EXTERIOR EVALUATION**
UNIVERSITY OF IDAHO
MOSCOW, IDAHO

Project Status: Evaluation
Date: 03/17/2020

FACILITIES SERVICES COMPLEX

Description	Units	Quantity	Rate	Amount	
Division 1 - General Requirements					
Mobilization	Job			$2,500	
Bonds/Insurance/Fees	Job		4%	$28,955	
Snorkle Lift Rental	Wk	3	$600.00	$1,800	
Crane Rental	Day	2	$600.00	$1,200	
Subtotal					$34,455
Division 3 - Concrete					
03332 - Concrete Column Repair	EA.	16	$600.00	$9,600	
Patch Concrete Spalling	SF	25	$65.00	$1,625	
Patch Concrete Wall Joint	LF	630	$12.00	$7,560	
Subtotal					$18,785
Division 5 - Metals					
05500 - Misc. Sheet Metal	Job				
Subtotal					$0

FACILITIES SERVICES COMPLEX CONT.

Description	Units	Quantity	Rate	Amount	
Division 7 - Thermal & Moisture Protectior					
07533 - Single Ply Roof System					
AES/FMO	SF	27,113	$11.85	$321,289	
BEX/Campus Mail	SF	10,940	$11.85	$129,639	
07575 - Walk Pads	SF	760	$4.65	$3,534	
Subtotal					$454,462
07611 - Custom Sheet Metal Roof Systems					
Demo for New Crickets	EA	6	$500.00	$3,000.00	
New Standing Seam Crickets	EA	6	$2,546.00	$15,276.00	
Subtotal					$18,276
07620 - Sheet Metal Flashing & Trim					
AES Snow Stops	LF	20	$30.00	$600	
AES/FMO Repair Drip Edge	EA	1	$500.00	$500	
Subtotal					$1,100
07631 - Gutters and Downspouts					
AES/FMO Demo Gutters	LF	10	$12.00	$120	
AES/FMO New Gutters	LF	10	$28.00	$280	
AES/FMO Repair Rain Ldr.	EA	2	$350.00	$700	
BEX/Mail Demo Gutter	LF	10	$12.00	$120	
BEX/Mail New Gutter	LF	10	$28.00	$280	
Subtotal					$1,500
07900 - Joint Sealants					
Caulking	Job			$1,000	
Subtotal					$1,000
Division 9 - Finishes					
09900 - Painting					
AES/FMO/BEX/Mail Conc.	SF	18,915	$3.75	$70,931.25	
AES/FMO/BEX/Mail Columns	SF	1,200	$4.25	$5,100.00	
AES/FMO/BEX/Mail Soffits	SF	6,000	$4.25	$25,500.00	
Subtotal					$101,531

FACILITIES SERVICES COMPLEX CONT.

Description	Units	Quantity	Rate	Amount		
Sand Blast Trusses	SF	930	$5.00	$4,650.00		
Paint Trusses	SF	930	$4.25	$3,952.50		
Subtotal					$76,031	
Division 15 - Mechanica						
15100 - Roof Drainage						
Retrofit Drains	EA	27	$620.00	$16,740		
Subtotal					$16,740	
FACILITIES SERVICES COMPLEX TOTAL						**$723,881**

FACILITIES STORAGE

Description	Units	Quantity	Rate	Amount		
Division 1 - General Requirements						
Mobilization	Job			$2,500		
Bonds/Insurance/Fees	Job		4%	$11,353		
Snorkle Lift Rental	Wk	1	$600.00	$600		
Crane Rental	Day	1	$600.00	$600		
Subtotal					$15,053	
Division 2 - Sitework						
02080 - Demolition						
Subtotal					$0	
Division 3 - Concrete						
03332 - Patch Concrete Wall Joint	LF	290	$12.00	$3,480		
Subtotal					$3,480	
Division 7 - Thermal & Moisture Protection						
07533 - Single Ply Roof System	SF	18,720	$11.85	$221,832		
07575 - Walk Pads	SF	72	$4.65	$335		
Subtotal					$222,167	
Division 9 - Finishes						
09900 - Paint Exterior Concrete	SF	10,134	$3.75	$38,002.50		
Paint Doors & Frames	EA	10	$140.00	$1,400.00		
Subtotal					$39,403	
Division 15 - Mechanical						
15100 - Roof Drainage						
Retrofit Drains	EA	6	$620.00	$3,720		
Subtotal					$3,720	
FACILITIES STORAGE TOTAL						**$283,822**

RECYCLING/SURPLUS BUILDING

Description	Units	Quantity	Rate	Amount		
Division 1 - General Requirements						
Mobilization	Job			$2,500		
Bonds/Insurance/Fees	Job		4%	$1,038		
Snorkle Lift Rental	Day	2	$280.00	$560		
Subtotal					$4,098	
Division 3 - Concrete						
03332 - Concrete Crack Repair	LF	145	$15.00	$2,175		
Subtotal					$2,175	
Division 5 - Metals						
05500 - Replace Sheet Metal Trim	Job	1	$200.00	$200		
Replace Parapet Caps	LF	191	$18.00	$3,438		
Subtotal					$3,638	
Division 7 - Thermal & Moisture Protection						
07575 - Snow Stops	EA	11	$20.00	$220		
Subtotal					$220	
Division 9 - Finishes						
09900 - Paint Exterior Concrete	SF	3,842	$3.75	$14,407.50		
Paint Doors & Frames	EA	10	$140.00	$1,400.00		
Subtotal					$15,808	
RECYCLING/SURPLUS BUILDING TOTAL TOTAL						**$25,938**

CAMPUS STORAGE

Description	Units	Quantity	Rate	Amount		
Division 1 - General Requirements						
Mobilization	Job			$2,500		
Bonds/Insurance/Fees	Job		4%	$1,050		
Snorkle Lift Rental	Day	1	$280.00	$280		
Subtotal					$3,830	
Division 7 - Thermal & Moisture Protection						
Snow Bars	LF	480	$18.50	$8,880		
Demo Gutters	LF	160	$12.00	$1,920		
New Gutters	LF	160	$28.00	$4,480		
Subtotal					$15,280	
Division 9 - Finishes						
09900 - Paint Exterior Concrete	SF	1,864	$3.75	$6,990.00		
Paint Doors & Frames	EA	1	$154.00	$154.00		
Subtotal					$7,144	
CAMPUS STORAGE TOTAL						**$26,254**

EVENTS AND BOOKSTORE STORAGE

Description	Units	Quantity	Rate	Amount		
Division 1 - General Requirements						
Mobilization	Job			$2,500		
Bonds/Insurance/Fees	Job		4%	$499		
Snorkle Lift Rental	Wk	1	$600.00	$600		
Subtotal					$3,599	
Division 7 - Thermal & Moisture Protection						
Snow Bars	LF	480	$18.50	$8,880		
Subtotal					$8,880	
EVENT STORAGE TOTAL						**$12,479**

HOUSINGS STORAGE

Description	Units	Quantity	Rate	Amount		
Division 1 - General Requirements						
Mobilization	Job			$2,500		
Bonds/Insurance/Fees	Job		4%	$1,193		
Snorkle Lift Rental	Day	1	$280.00	$280		
Subtotal					$3,973	
Division 7 - Thermal & Moisture Protectior						
Demo Snow Bars	LF	246	$10.00	$2,460		
Snow Bars	LF	720	$18.50	$13,320		
Demo Gutters	LF	240	$12.00	$2,880		
New Gutters	LF	240	$28.00	$6,720		
Subtotal					$25,380	
Division 9 - Finishes						
09900 - PaintDoors & Frames	EA	3	$154.00	$462.00		
Subtotal					$462	
HOUSING STORAGE TOTAL						**$29,815**

FACILITIES GARAGE & SMALL ENGINE SHOP

Description	Units	Quantity	Rate	Amount		
Division 1 - General Requirements						
Mobilization	Job			$2,500		
Bonds/Insurance/Fees	Job		4%	$740		
Snorkle Lift Rental	Day	3	$280.00	$840		
Subtotal					$4,080	
Division 3 - Concrete						
03332 - Repair Concrete Crack	LF	24	$75.00	$1,800.00		
Subtotal					$1,800	
Division 7 - Thermal & Moisture Protection						
Replace Parapet Caps	LF	190	$22.00	$4,180		
Subtotal					$4,180	
Division 9 - Finishes						
09900 - Paint Exterior Concrete	SF	2,250	$3.75	$8,437.50		
Subtotal					$8,438	
FACILITIES GARAGE & SMALL ENGINE SHOP TOTAL						**$18,497**

UNIVERSITY VEHICLE STORAGE

Description	Units	Quantity	Rate	Amount		
Division 1 - General Requirements						
Mobilization	Job			$2,500		
Bonds/Insurance/Fees	Job		4%	$438		
Snorkle Lift Rental	Day	2	$280.00	$560		
Subtotal					$3,498	
Division 7 - Thermal & Moisture Protection						
Replace Siding Panels	Job	1	$1,500.00	$1,500		
Replace Parapet Caps	LF	66	$22.00	$1,452		
Subtotal					$2,952	
Division 9 - Finishes						
09900 - Paint Exterior Concrete	SF	1,200	$3.75	$4,500.00		
Subtotal					$4,500	
UNIVERSITY VEHICLE STORAGE TOTAL						**$10,950**

FIRE PUMP BUILDING

Description	Units	Quantity	Rate	Amount		
Division 1 - General Requirements						
Mobilization	Job			$2,500		
Bonds/Insurance/Fees	Job		4%	$0		
Snorkle Lift Rental	Day	2	$280.00	$560		
Subtotal					$3,060	
Division 3 - Concrete						
03332 - Repair C0ncrete Crack	LF	5	$75.00	$375.00		
Subtotal					$375	
Division 9 - Finishes						
09900 - Paint Exterior Concrete	SF	1,618	$3.75	$6,067.50		
Subtotal					$6,068	
FIRE PUMP BUILDING TOTAL						**$9,503**
UNIVERSITY OF IDAHO FACILITIES EXTERIOR REPAIRS GRAND TOTAL						**$1,141,139**

The University of Idaho Administration Building Preservation Master Plan

BOLA Architecture + Planning
320 Terry Avenue North
Seattle, Washington 98109

May 2000

The University of Idaho Administration Building Preservation Master Plan

May 2000

BOLA Architecture + Planning, Seattle

Contents

University of Idaho
Administration Building
Preservation & Design Guidelines Master Plan

Executive Summary

This Preservation and Design Guidelines Master Plan provides an assessment of the University's most historically and architecturally significant structure, its Administration Building. The plan traces the building's construction history, and evaluates it historic, character-providing features, and makes design recommendations for preservation and revitalization.

Project Goals

The University of Idaho's campus is laid out with a central core of historically and architecturally significant buildings reflective of the early decades of the University of Idaho. Development since the late 1940s has occurred outward in all directions from the central core, and contains architecture of many later eras. This master plan and set of design guidelines for the Administration Building were initiated by the University in recognition of both its stewardship role and the importance of tradition in an institution of higher education. This master plan and its design guidelines were developed specifically to address the needs of the Administration Building. As a method of planning, this document can serve also as a prototypical process for evaluating future changes in other historic buildings on the campus.

The Administration Building is a recognized landmark and is one of four buildings on campus, which has been listed on the National Register of Historic Places. It has served as an icon, a physical landmark, and symbol of the University of Idaho for nearly a century. It has provided space for the first campus library, for classrooms and student lab spaces, faculty offices and office suites for staff and administrators. The building embodies a place on the University campus where tradition meets the future.

Recommendations

The approach recommended by these guidelines is one of rehabilitation. Preservation and retention of the building's significance will occur by identifying and maintaining its character-providing features. Repair and replacement of deteriorated materials, and restoration of those, which are missing, are critical steps. . Rehabilitation is the recommended approach for historic spaces, which must respond to the demands made by contemporary needs. The response is often made by the design of harmonious alterations.

Rehabilitation is defined by *The Secretary of the Interior's Standards and Guidelines* as the process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values. The approach or rehabilitation was selected due to the physical condition and use of the building, its importance in history, and the changes which are required to meet future functional improvements and teaching requirements.

There are 44 specific guidelines within four designated preservation zones in this master plan, in addition to general recommendations for code compliance strategies, lighting, architectural finishes, furnishings, window coverings, signage, and the west courtyard.

We cite the following recommendations as having the greatest impact in meeting the University's goals for preserving the historic Administration Building:

- Replace the existing aluminum windows on the east and south facades, and deteriorated wood windows on the west facade of the south wing, with new, energy code complying, double-glazed, painted or aluminum clad wood frame windows. On the primary facades the replacement windows should match the original tall, tripartite ones. This window project will necessitate raising existing, lowered ceilings and reconfiguration of some ducting and lighting in perimeter spaces within the building.

- Replace existing front doors with new oak doors, designed and detailed to more closely match original doors with Neo Gothic details and leaded glazing. Use the north doors as a model.

- Provide a new south exit, using the full width main corridor and a pair of doors. Provide new oak doors, designed to match the original Neo-Gothic details.

- Raise the original low guardrail system around the Atrium opening by adding a low base and reinstalling the original iron rails.

- Remove the Computer Server Room, Room 129 and 129B from the original main corridor space at the south end of the First Floor, and reconstruct it with a smaller footprint and solid partition walls. Restore the south exit.

- Restore the spatial continuity of the corridors. Remove existing interior fire doors and re-open the low arched openings at the center ends of the main corridors. Replace these doors with overhead fire-rated closures, installed activated by fire alarms or smoke detectors, which can be inserted unseen above the openings.

- Rehabilitate the vestibule lobby leading into the Auditorium with finishes chosen for consistency with historic walls, ceilings, flooring, and trim. Design or select new light fixtures for this space that recall original building fixtures. Match finishes with those in the Auditorium.

- Remodel the President's office suite. Remove lowered ceilings and fluorescent lighting ceiling panels reminiscent of the early 1960s, and restore the original spatial qualities of perimeter rooms. Consider the specific design solutions of the prototypical office project, and the general recommendations for lighting, architectural finishes, and furnishings.

- Replace direct type fluorescent fixtures in the main corridors with new fixtures. Fixtures are to be selected for consistency with the historic nature of the space, such as pendant-mounted globes, or indirect lighting.

- Remove and replace non-original doors leading to offices and classrooms off the main corridors. Select locations for door openings in reference to the original rhythmic qualities exemplified on the north wing with aligned doorways, keyhole entries and tall, wood-panel type doors with transom windows. Meet access codes and requirements with door widths and hardware, and by alternative routes as necessary.

The Planning Process

Introduction

The work represented by this document was undertaken in a six-month period beginning in the fall winter of 1999. The planning process was an interactive one, and involved the University of Idaho's architectural, planning, facilities and administrative staff, and consulting architects and engineers working in a collaborative fashion to chart the future direction of the University's most historically significant building, its Administration Building.

The development of the master plan guidelines paralleled the design of an office suite by Design West Architects of Pullman and M. W. Engineering, mechanical and electrical engineers of Spokane. The project serves as a pilot program and model of the preservation guidelines. The design process was interactive and involved conceptual design reviews by the University participants, the master planners and architects. It will culminate in construction of new offices for the University's Finance and Administration Offices within historic space at the southeast corner of the second floor. Mid-summer 2000 will see construction completed. The new office space will serve as a prototype for future design and construction efforts within the Administration Building.

Planning Methodology

To gain an initial understanding of the building, we visually surveyed the building and examined available records. The oldest records included original drawings dating from 1907. Other records available for review include drawings from ca. 1910-1918, 1936, 1957, and 1996, and specifications from 1910. These documents were provided by the University of Idaho Architecture and Engineering record files and from Charles Hummel of the Boise firm, Hummel Architects, successor of the original architects, Tourtellotte and Company (later Tourtellotte and Hummel).

We reviewed historic photos provided by the University of Idaho's Special Collections and Archives, which helped confirm the building's history. Other sources of historic information included newspaper clippings and campus publications, Keith C. Petersen's *This Crested Hill: An Illustrated History of the University of Idaho,* Rafe Gibbs' *Beacon for Mountain and Plain - The Story of the University of Idaho,* and Patricia Wright and Lisa B. Reitzes' *Tourtellotte and Hummel of Idaho: The Standard Practice of Architecture.*

We gained an experiential sense of the building during several lengthy site tours. Using archival plans from the University's Architectural and Engineering Services, we examined existing conditions of historic and non-historic spaces, systems and materials, and then developed record plan and elevation drawings, and a list of historic character-providing features. The plan drawings are used to indicate the different areas of historic and architectural significance within the building, and the priority zones we recommend for preservation, rehabilitation, or alteration.

The drawings in this report, produced in computerized AutoCAD format, are tools that are to be used again in future planning and design projects.

As we developed the master plan we met with University planning and facilities staff to discuss the information and potential building programs for the future. Architect Charles Hummel, who led the renovation of the historic Auditorium in the mid-1980s, provided additional information. Design guidance for the recommendations was provided by the standard sources, *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and *The Secretary's Guidelines for*

Preserving, Rehabilitating and Restoring Historic Buildings. These documents and technical references for treatment of tile roofs, stone and brick masonry restoration, interior finishes, life safety code approaches and others are provided in the Appendix to this report.

The appendix will serve as a reference of past projects, and contains reduced drawings and specifications from the building's significant phases of construction. It also contains the 1995 code analysis which proceeded the recent interior upgrading of life safety systems, and design documents for the office design prototype project.

Acknowledgements
The consultant team was inspired by the interest, knowledge and enthusiasm that was provided by the participants in this planning process. We gratefully acknowledge their role in this document.

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Historic Overview

A brief overview of the building's history provides the following highlights:

- The University of Idaho campus was created as a land-grant college by the Territorial Legislature in accordance with the federal Morrill Act. In October 1889, the original 20 acres that made up the newly established campus were purchased.

- The original Administration Building was a four-story, red brick structure completed in 1899, seven years after the University first opened its doors. It contained "virtually all of the University's functions" within its 45 rooms, including a museum and a library. The building interior featured California redwood, which appears to have been used for doors, casings, trim and cabinetry. It was destroyed by fire in 1906, and was replaced by the present building.

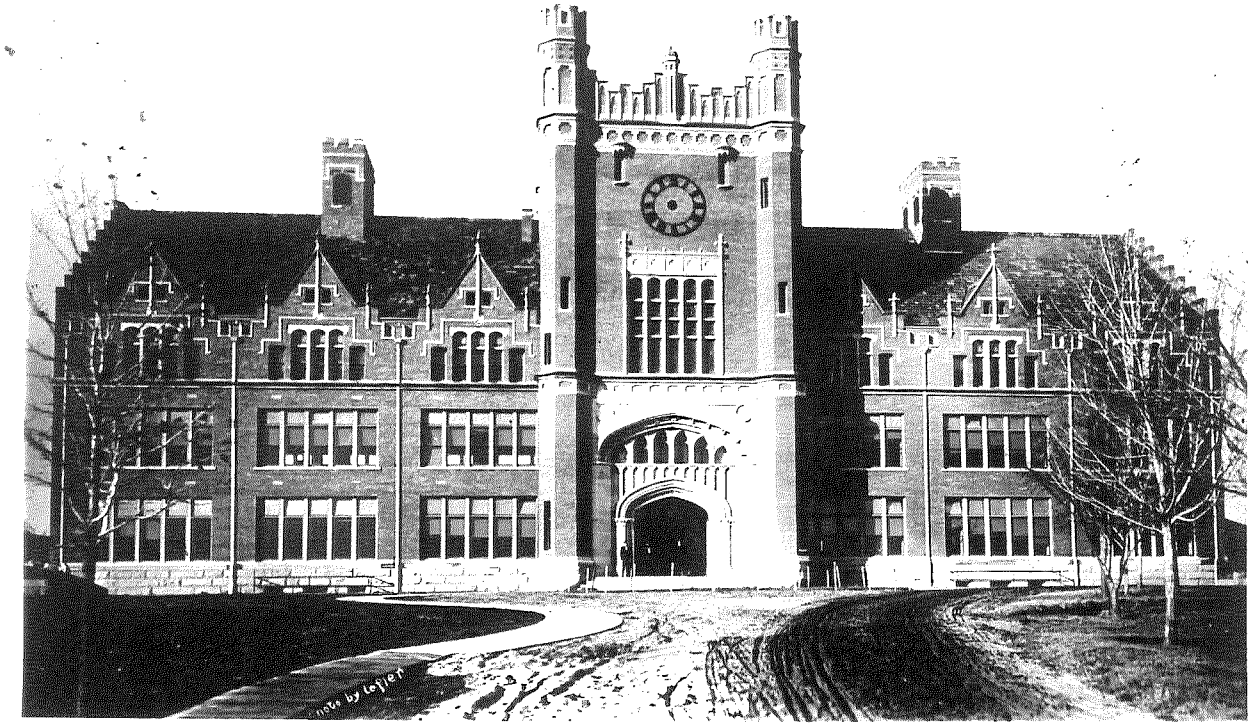
- Growth of the campus around the Administration Building included the Annex, a two-story wood frame building, which was constructed nearby in the 1890s. It contained a gym, an armory, and the school's Agriculture Department and stable.

The campus in 1903 with the first, Romanesque Revival styled Administration Building. Photo No. 1-2-9.

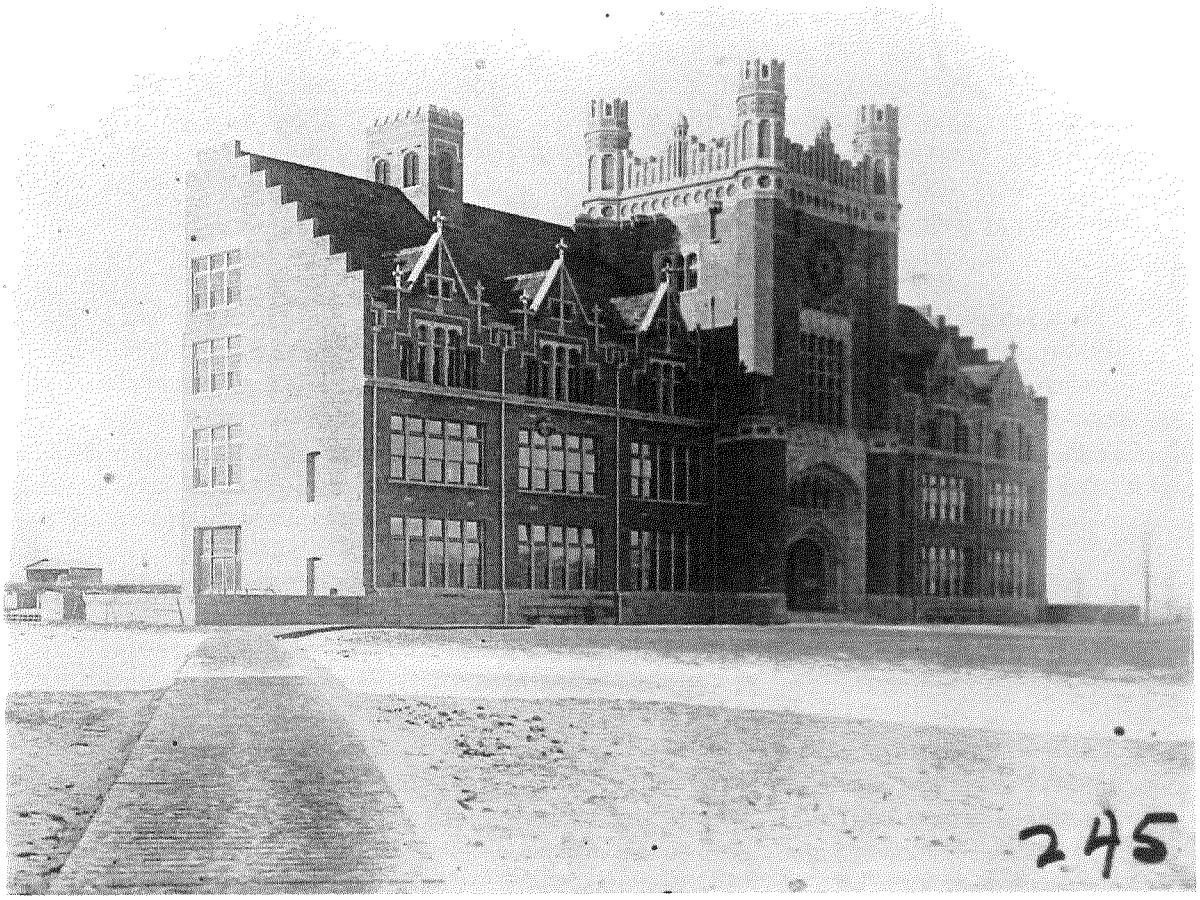
- By 1900 enrollment at the University of Idaho had grown from 132 in 1892 to over 350 students, and overcrowding was evident. The first dormitory on campus, and the school's second brick building, Ridenbaugh Hall (1901-02), was opened in 1902. Its construction was followed by a number of buildings which make up the historic context of the Administration Building - the School of Mines/Metallurgical Building (1903 – 1951), Morrill Hall College of Agriculture (1906-), the Gymnasium (1905, currently Art and Architecture South), Assay Laboratory (1906, currently Art and Architecture), the Central Heating Plant (1908-1998, demolished to make room for the Idaho Commons) and others.

- The current Gothic Revival styled building was constructed to replace the first Administration Building after a fire in March of 1906 destroyed the original building and virtually all of its contents.

- The new Administration Building was constructed in phases on approximately the same site as the original building. Boise architect J. E. Tourtellotte, working closely with University President James McClean, conceived of a three-story Gothic structure with a central 130-foot tower. The State Legislature provided $275,000 in funds for the initial phase. Responding to budget concerns, the tower was scaled back to its present 80-foot height. The clock face was added to the tower exterior in 1912.

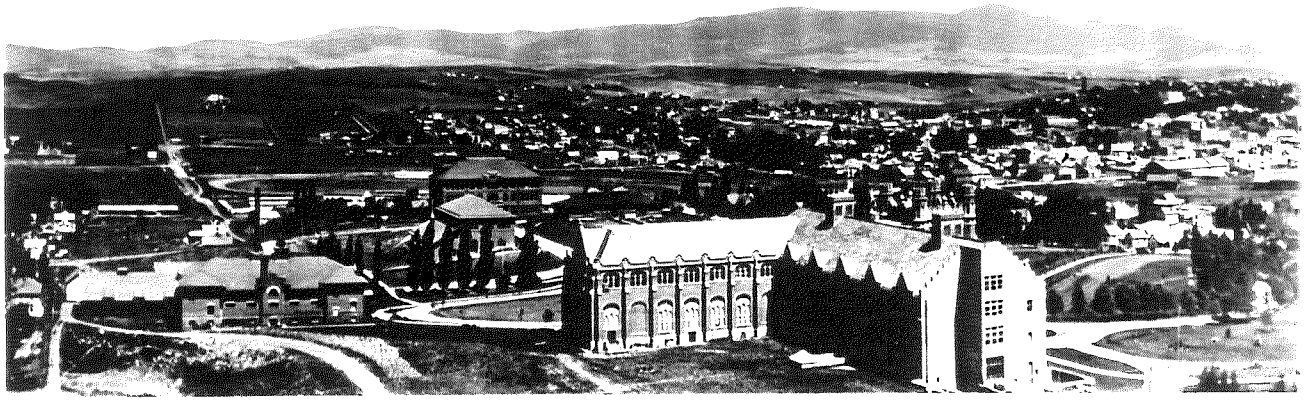


Original construction consisted of a central tower and three bays to each side, referred to as the "East Wing." Photo No. 1-52-005.



The original construction consisted of the East Wing and resulted in the truncated south end of the building as Shown in this view ca. 1909. Photo No. 245.

Below, an aerial view of the campus, ca. 1912, which shows the building in its campus setting and completion of the north Auditorium wing. Photo 1-2-30.



- As designed in 1907 - 1908, the Administration Building consisted only of the east wing, which comprised the central tower with three bays on either side and stepped gable end walls. On the interior, classrooms and offices were formally arranged on either side of the 14-foot wide, 15± foot tall north-south main corridor, which terminated with interior stairs and secondary entries. Doors from the corridor into classrooms were aligned, and placed in a distinct repetitive rhythm. From an exterior view of the front façade (east elevation), the building massing, and bilateral symmetry suggest a clearly recognizable, consistent and symmetrical interior plan.

- This expectation was met in part by the grand central atrium, a tall, multi-story space, which contains the main open staircases and which terminates at the third floor below the bell tower. In the interior, the hierarchy of this space is reinforced by stone arches, which were placed around the atrium, and at pivotal locations in the main North-South corridor. 23 to 25 foot wide classrooms or office suites were arranged on either side of this central corridor. The University library was located in an open space on the second floor south of the atrium.

- A three story north wing, which contains the two-story Auditorium, was built next, under a separate contract ca. 1910, but without a floor or interior finishes. This project may have been designed by the Spokane firm, Preusse and Zittel Architects, or that firm may simply have overseen its construction.

- The current third floor corridor of this wing expresses this early sequence of construction. Although similar to that of the east portion, with classrooms and offices arranged along a double-loaded corridor, the treatment of doorway entries is different. Paired openings with tall panel doors with glazed panels and transom windows are provided at the third floor rather than the distinct "keyhole" or Palladian entries, each with a deeply recessed panel door with symmetrical side lites, which characterized the original main corridor of the east portion of the building.

- In ca. 1918, a portion of the south wing was designed and constructed. The plan of this wing differed from the earlier east and north portions of the building where interior space had been symmetrically divided with equally deep classrooms on either side of the wide, 15-foot tall corridor. Within the four bays that made up the 1918 south wing, the corridor was asymmetrically placed, leaving smaller offices along one side, and deeper, double-depth office or classrooms on the other. Records are unclear and must be verified as to when this addition was constructed, but it appears the work may have been completed by 1920.

- In 1936, a plan for extending the south wing was designed by Lewiston architect, Hugh Richardson. The project was constructed in 1937 and provided an additional four bays, which were used at the second floor for use as the University Library. Much of this design is consistent with the design of the earlier wing. Notable changes include simpler and less expensive interior flooring with the use of linoleum, and the addition of concrete columns and floor beams. The Neo-Gothic detailed sheet copper spandrel panels between windows and a tall buttress on the west end of the north wing gave this end elevation the appearance of a curtain wall in contrast to the composition of grouped and individual windows set in the brick masonry which was typical of all other elevations. The terrazzo-clad Stair No. 2 was constructed with this phase of work.

Based on the early pattern of design, and the building's significant association with the historic development of the University, it appears that the era of greatest significance dates from 1907 – 1918. When restoration is undertaken as a preservation approach, it should be based on the historic documents dating from this era. When rehabilitation designs are developed they should be based on the physical building features and stylistic qualities that date from this era. When new systems are provided they should be designed in a manner that is harmonious with this era.

Subsequent changes to the building appear to have focused on specific program solutions rather than the comprehensive design of the building. These included the following projects:

- In 1957, the Administration Building's south wing was remodeled following a design by Wayland and Cline Architects of Boise. This project resulted in an extension of the University's library reading room at the second floor. The third floor was retained for offices and small classrooms, and the basement developed as service spaces, a locker room, typing room and the law library. To accommodate the weight of book stacks, the structure of the wing was upgraded with the addition of concrete columns and beams. Stair No. 1 and the elevator at the west end of the south wing were installed at this time, along with a tunnel to the underground campus steam tunnel.

- A revised exit at the northeast corner of the building's interior court, from Stair No. 1, resulted in the creation of a new vestibule ca. 1960 (date to be verified). This vestibule and the original window openings into Stair No. 1 have been glazed with glass block.

Historic panoramic view ca. 1960, with the back of the Administration Building and the Annex addition, which was constructed in the west courtyard space. Photo No. 1-2-13.

- The Auditorium has been remodeled several times according to photographs exhibited in its Vestibule, most recently in the mid-1980s. The changes resulted in an expansion of the stage depth and removal of audience seating, relocation of the north and south exit doors, changes to lighting and stage systems, replacement of theater chairs, addition of lighting, and provision of an accessible ramp leading to the lowest area of audience seating. Although the work resulted in some removal of original decorative detail (the surrounds over window and door heads, for example), the Auditorium remains a historically and physically intact space. The Green Room and restroom spaces below the stage, for use by performers, appear original to the 1918 construction.

Historic photo from 1924 of the interior of the north wing Auditorium. Note the ornate, cast metal light fixtures, each with multi-rod and chain supports and ten bell shaped glass shades. It is reported that the current chandelier in the Main Stair was taken from the Auditorium. Photographer/Donor: Hodgins. Photo No. 1-52-22a.

- The President's Office Suite, located at the northeast corner of the first floor appears to have been extensively remodeled ca. 1965. This work included new partitions and finishes, and removal of the original entry doors from the corridor and their replacement with flush wood doors with painted plywood overhead panels. The President's Office, in the corner of the space, is treated with a "luminous ceiling," a full fluorescent-lit, coffered, translucent ceiling which was a popular, and strident Modern treatment of its time. The design appears dated and inconsistent with the historic building.

- On the east and south wings, the building's original, tall exterior wood double-hung windows have been replaced with smaller aluminum frame windows with opaque spandrel panels. The aluminum windows on the south facade have bronze and clear finishes that are inharmonious with the historic building. The windows are double-glazed and may have been installed as part of an energy-conservation upgrade. Their installation may also have resulted from the design of an interior remodel as many of the perimeter offices have lowered acoustic tile ceilings. The interior character and volumetric qualities suffer as a result of this spatial and finish treatment. (The date of these windows is to be verified). In addition to the visual impact that the aluminum windows impart to the building's historic exterior, there are many window-hung air conditioning units, which have been installed by building occupants.

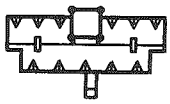
- From inside the attic, the underside of the original roofing material remains visible. According to the 1910 specifications the roofing was a glazed roof tile. Presently the tile roofing has been covered with a standing seam metal roof. Estimates indicate that the roof age is currently 25± years. The standing seam color is a pale green, somewhat similar to oxidized copper.

- Original fleur-de-lis terra cotta finials decorated the cornice of the building. Photo documentation suggests these were removed sometime between 1955 – 1960. Their removal may have been a response to safety concerns as metal attachment elements in projecting elements often rust if not maintained, cause the terra cotta to spall. Their removal may have anticipated the metal roofing project.

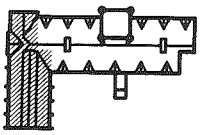
- The addition of a chiller unit for the basement has resulted in an additional exterior ventilation unit, constructed within raised concrete retaining walls at grade on the west side of the central wing. Although this side of the building is secondary, the appearance of this element in the courtyard is inconsistent with the character of the building's exterior facades.

- In 1996, a code analysis and subsequent design by Hayden Lake architect, G. D. Longwell, provided direct responses to contemporary building code requirements for life safety by the installation of a new stairwell at the west end of the Auditorium. Modifications have been made to some interior stairs, including partial removal of the historic iron stairwell at the north end of the main corridor, and provision of rated partitions and fire doors in the corridors. The project resulted the visual disruption of the spacious corridors by the contemporary fire doors in arched openings at the central stair, increased visibility of utilitarian sprinkler pipes, and replacement of some original doors and transoms in the corridors. The exterior on-grade entry to the west stairwell on the end of the Auditorium used rusticated stone and precast concrete trim in manner that is visually inconsistent with the details of historic building entries.

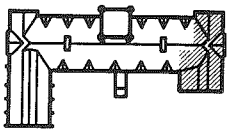
Administration Building Construction Phases



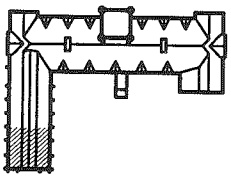
Tourtellotte (1907)



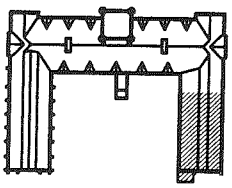
Tourtellotte (1909)



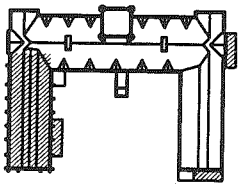
Tourtellotte (ca. 1918)



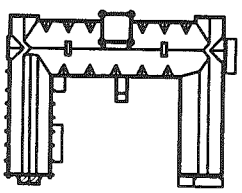
Preusse & Zittel (1918-1920)



Richardson (1936)



Hummel Architects and Nelson Miller (1985)



Longwell (1996)

A Mix of Uses

Throughout its history, the University of Idaho's Administration Building has contained a vital mix of functions and activities that have brought the members of the University community together. Uses within the building have included classrooms, science laboratories, faculty and administration offices and staff space, and for several decades the University Library was housed on the second floor.

The first floor Auditorium has provided space for performances, lectures, music and drama presentations and campus celebrations that extend the building's invitation further to residents of Moscow. This mix of functions traditionally has integrated students with staff, administrators and faculty, and it has encouraged and nurtured interdisciplinary, intergenerational contact.

Currently the building houses departmental offices, classrooms and faculty offices in such varied academic disciplines such as Business, Languages, Political Science, and History; along with many campus-wide administration suites, including the President's offices; and computer labs and technical services which address the needs of classroom teaching, informal student use, and the University's data-telecommunication needs as a whole. This mixture of uses within the Administration Building expresses the diversity of University life. Maintaining a mix of uses remains a goal for functions in the building.

One way to enhance this goal is through the preservation and retention of the historic building corridor system. Most of the building's present occupants speak favorably about the wide corridors. The generous volumes of ample width and lofty height are places of conversation, happenstance meetings, quick discussions and study groups, and they provide an opportunity for the University community to recognize itself. A recent smart move, which recognized that the corridors are the social spaces in the Administration Building, resulted in a coffee bar, which was recently located at the north end of the main first floor corridor.

View from 1917 of the library interior (1909 -1957). Library functions, classrooms, faculty and administrative offices, and multiple uses in the Auditorium have all been housed in the Administration Building. Photo No. 1-201-2.

Character-Providing Features

The Administration Building retains many of its original, historically significant features, which should be considered for preservation. These include:

Significant Exterior Elements

Symmetrical Massing with Frontal Orientation to the east, and primary facades on the east, south and north
Distinct Sky-Profile
Truncated Central Tower with Clock Face
Simple "U" Shaped Massing with Projecting Corner Bays at the NE and SE
Roof Terminus at Tower and Chimney Masses
Attic Dormers
Crenellated Raised Parapets
Prominent Gable Roofs
Original Glazed Roof Tiles (currently covered with Standing Seam Metal Roofing)
Original Terra Cotta Fleur-de-lis Finials (removed)
Red-Brick Masonry in Running Bond Pattern
Rusticated Stone Base
Primary and Secondary Façade Treatment with Simpler Treatment at Interior Court Walls
Cut, Stone Trim at Roof Edges, Door and Window Surrounds, Window Jambs and Sills
Horizontal, Cut Stone Trim band at the 3rd Floor
Contrasting Vertical Downspouts and Detailed Scuppers
Cut and Rusticated Stone Plinth and Base
Pointed Arches at Main Entries
Glazed Oak Entry Doors with Neo Gothic Detailing and Leaded Transoms
Tall, Tri-part, Double-Hung Wood Windows on Primary and Courtyard Façade
Tall Double-Hung Wood Windows with Copper Spandrels on the West Facade, South Wing
Stained Glass Windows at the Auditorium Perimeter

Significant Interior Elements

Simple Plan with Wide (12' to 15'), Double-Loaded Corridors
Open Central Atrium with Symmetrical Stairwells
Arched Openings with Stone Trim at Atrium and Main N-S Corridor
Aligned Door Openings and Grouped Door Openings along the Corridor
Deep-set, Keyhole Openings, Paired Openings and Tall Doors with Transoms at the Corridor
Tall, 7" to 12" Wood Base
Integral Wall Trim Rail, and Wood Picture Rail, Cove Molding and Trim at Doors
Simple Wall and Ceiling Surface of Painted Plaster
Original Use of Ceiling-Mounted Light Fixtures; Current Pendant Fixture in the Atrium
Terrazzo and Marble Floors in the Atrium
Maple Flooring in Corridors
Stained Wood Panel-Type Doors and Transom Windows
Terrazzo at Stairs
Iron Stairwell Railings

Preservation Zones

We evaluated the building in terms of its future development and guidelines for preservation. The proposed zones are based on the historic and architectural significance of the Administration Building. Zoning, as noted on the floor plans, is intended to be comprehensive in nature, and thus a more protective zone will be shown to continue into a lesser zone until it is stopped by a physical change such as a wall plane change or doorway. Similarly, the exterior of the building is treated as one zone, despite the appearance of primary and secondary facades.

Preservation, Zone 1
This zone addresses those areas of the building which are the most historic and which have the greatest amount of stylistic detailing and richer or more crafted materials. In some case, details may have been lost or modified. Areas in Zone 1 should be preserved, protected, retained, or restored. Preservation Zone 1 includes:

1A Exterior walls and roof

1B The main lobby, including the three story atrium with its open stairwells, and the main corridor at the first floor along with the remaining portion of the historic cast iron stair at the north end

1C The Auditorium, its stage and seating areas

Photo from 1909 of the Main Stairway with detailed iron railing, and light fixture. Photo No. 1-52-11.

Rehabilitation, Zone 2
This zone is applied to areas of the building which may have less detail or evident craftsmanship, or which are less prominent in the public view. These areas contribute to the building's historic and architectural significance, and historic preservation will remain a goal for this zone, but changes which are necessary to provide continued use and vitality, may be considered. Rehabilitation, rather than renovation or remodeling, will be the recommended approach. This zone includes:

2A The primary corridors at the second and third floors

2B The original service spaces, located in the basement, which are associated with the auditorium

2C Classrooms, offices and academic spaces, typically located on the first, second and third floors

Unrestricted Zone 3
This zone covers areas which are not distinguished by their design, material, or craftsmanship. They may be newer areas, which are more functional in nature or systems-related. Design for these areas should consider the impacts on Rehabilitation and Preservation Zones, but changes or new materials or elements in Unrestricted Zones are not likely to effect the building's historic integrity. This zone includes:

3A Service spaces such as mechanical shafts, enclosed stairwells, and secondary corridors and storage spaces.

3B The corridor and academic or computer spaces in the basement

Impact Zone 4
This zone is used where, because of a potential code violation and possible threat to life safety, or due to the inharmonious visual appearance or negative physical impact of an existing element, we recommend replacement or restoration. Future consideration of code issues should include a review of potential equivalencies and use of the UCBC (*Uniform Code for Building Conservation*) as well as the UBC (*Uniform Building Code*).

4A Interior intrusions on significant historic zones includes the vestibule leading from the main first floor corridor into the Auditorium, and the computer service spaces within Rooms 129 and 129B at the south end of the main corridor.

4B Exterior intrusions on the primary facade include the treatment of the rusticated stone at the facade of the new exit stairs on the west end of the north wing. In the west courtyard the chiller unit is a visual and spatial intrusion.

The current edition of the *Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties* guides the Master Plan recommendations. These Standards and the accompanying guidelines are provided in an appendix to this report for future reference.

ZONES

PRESERVATION ZONE 1

- 1A EXTERIOR WALLS & ROOF
- 1B LOBBY ATRIUM, ENTRIES, OPEN STAIRWELLS, AND MAIN CORRIDOR AT FIRST FLOOR
- 1C AUDITORIUM

REHABILITATION ZONE 2

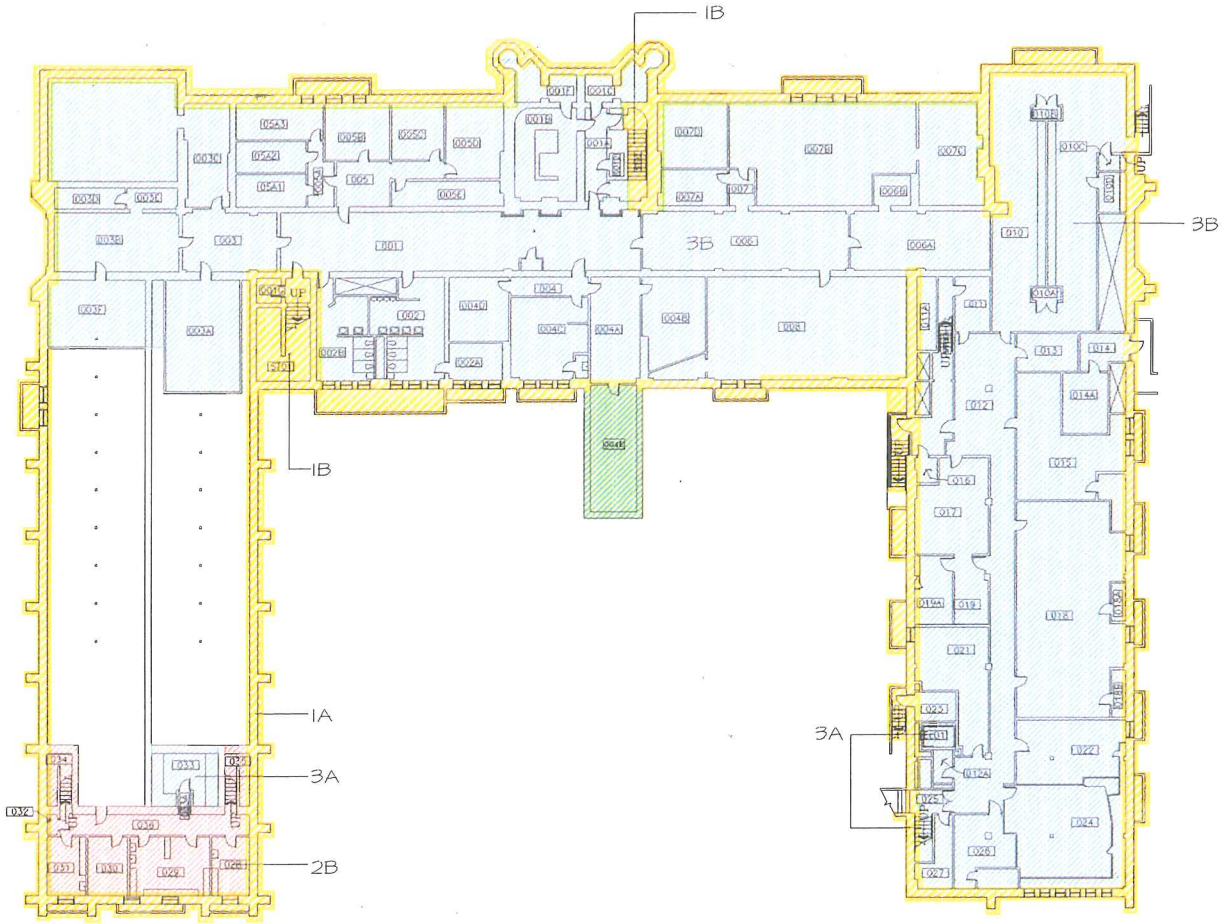
- 2A PRIMARY CORRIDORS AT 2ND AND 3RD FLOORS
- 2B AUDITORIUM SERVICE SPACE
- 2C CLASSROOMS, OFFICES AND ACADEMIC SPACES

UNRESTRICTED ZONE 3

- 3A SERVICE SPACES, ENCLOSED STAIRWELLS, SECONDARY CORRIDORS, AND STORAGE
- 3B BASEMENT CORRIDOR AND ACADEMIC/COMPUTER SPACES

IMPACT ZONE 4

- AREAS RECOMMENDED FOR REMOVAL, RESTORATION, OR REHABILITATION



BASEMENT PLAN
HISTORIC PRESERVATION ZONING

0 10' 20' 25'

ZONES

PRESERVATION ZONE 1

- 1A EXTERIOR WALLS & ROOF
- 1B LOBBY ATRIUM, ENTRIES, OPEN STAIRWELLS, AND MAIN CORRIDOR AT FIRST FLOOR
- 1C AUDITORIUM

REHABILITATION ZONE 2

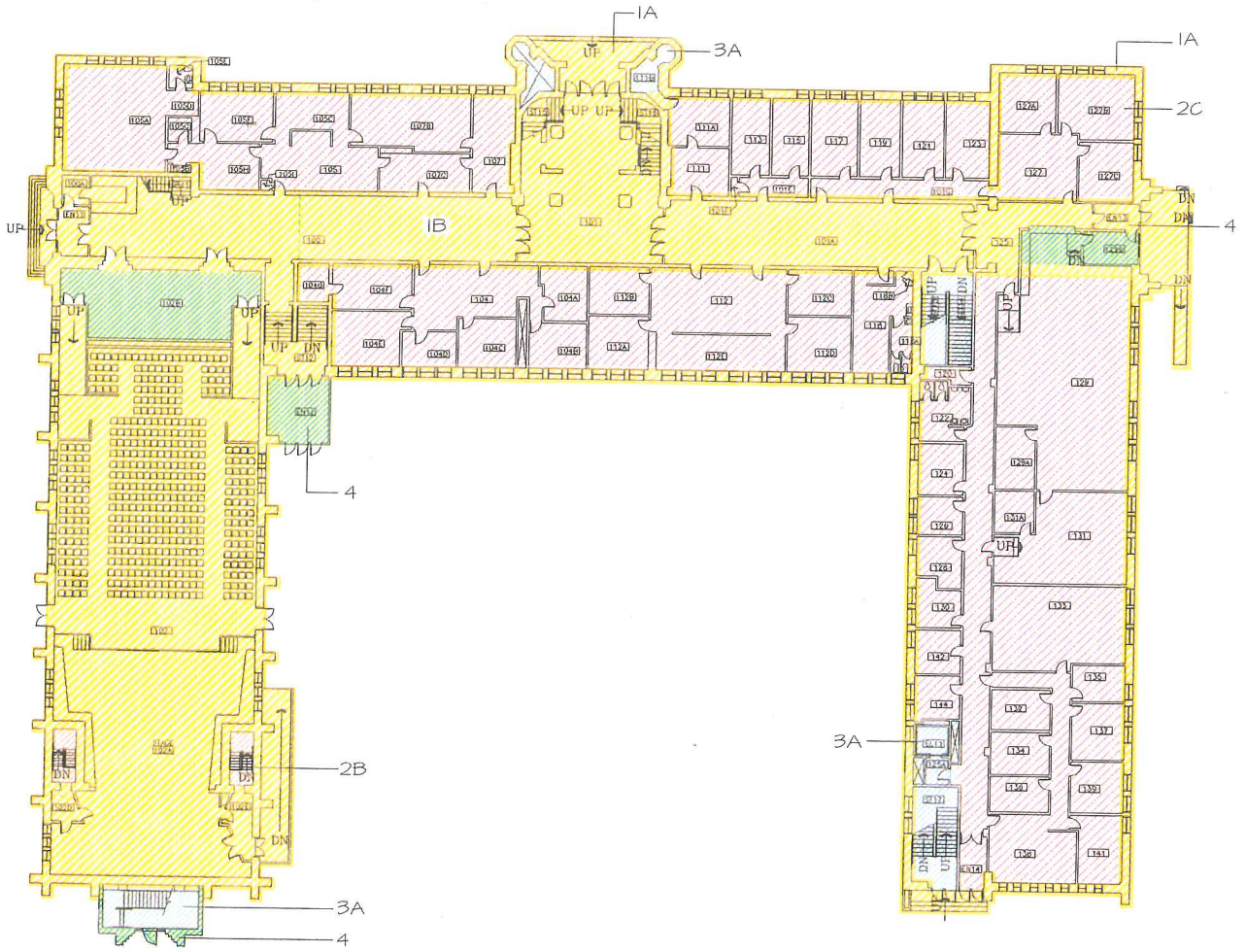
- 2A PRIMARY CORRIDORS AT 2ND AND 3RD FLOORS
- 2B AUDITORIUM SERVICE SPACE
- 2C CLASSROOMS, OFFICES AND ACADEMIC SPACES

UNRESTRICTED ZONE 3

- 3A SERVICE SPACES, ENCLOSED STAIRWELLS, SECONDARY CORRIDORS, AND STORAGE
- 3B BASEMENT CORRIDOR AND ACADEMIC/COMPUTER SPACES

IMPACT ZONE 4

AREAS RECOMMENDED FOR REMOVAL, RESTORATION, OR REHABILITATION



FIRST FLOOR PLAN
HISTORIC PRESERVATION ZONING

0 10' 20' 25'

ZONES

PRESERVATION ZONE 1

- 1A EXTERIOR WALLS & ROOF
- 1B LOBBY ATRIUM, ENTRIES, OPEN STAIRWELLS, AND MAIN CORRIDOR AT FIRST FLOOR
- 1C AUDITORIUM

REHABILITATION ZONE 2

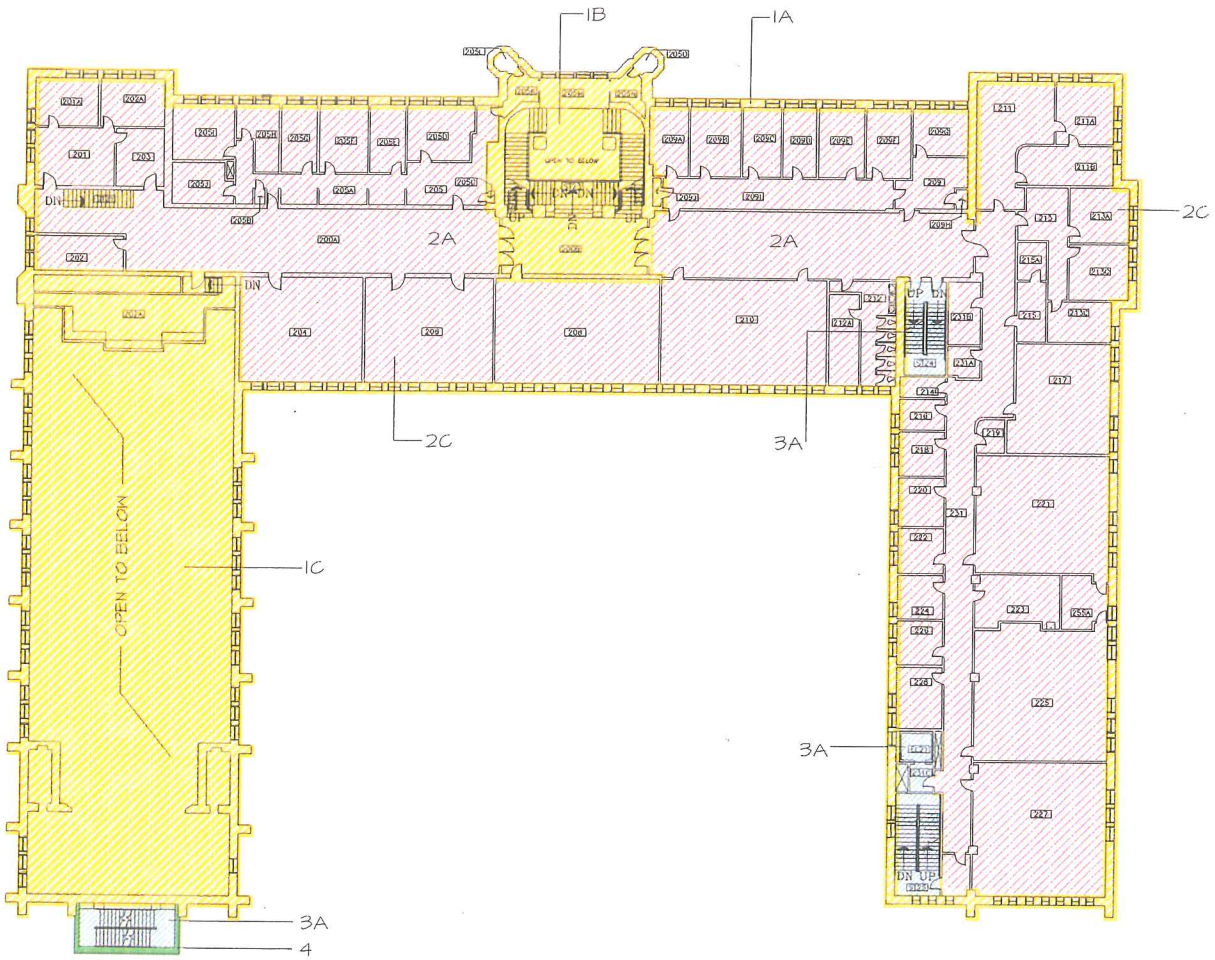
- 2A PRIMARY CORRIDORS AT 2ND AND 3RD FLOORS
- 2B AUDITORIUM SERVICE SPACE
- 2C CLASSROOMS, OFFICES AND ACADEMIC SPACES

UNRESTRICTED ZONE 3

- 3A SERVICE SPACES, ENCLOSED STAIRWELLS, SECONDARY CORRIDORS, AND STORAGE
- 3B BASEMENT CORRIDOR AND ACADEMIC/COMPUTER SPACES

IMPACT ZONE 4

AREAS RECOMMENDED FOR REMOVAL, RESTORATION, OR REHABILITATION



SECOND FLOOR PLAN
HISTORIC PRESERVATION ZONING

ZONES

PRESERVATION ZONE 1

1A EXTERIOR WALLS & ROOF

1B LOBBY ATRIUM, ENTRIES, OPEN STAIRWELLS, AND MAIN CORRIDOR AT FIRST FLOOR

1C AUDITORIUM

REHABILITATION ZONE 2

2A PRIMARY CORRIDORS AT 2ND AND 3RD FLOORS

2B AUDITORIUM SERVICE SPACE

2C CLASSROOMS, OFFICES AND ACADEMIC SPACES

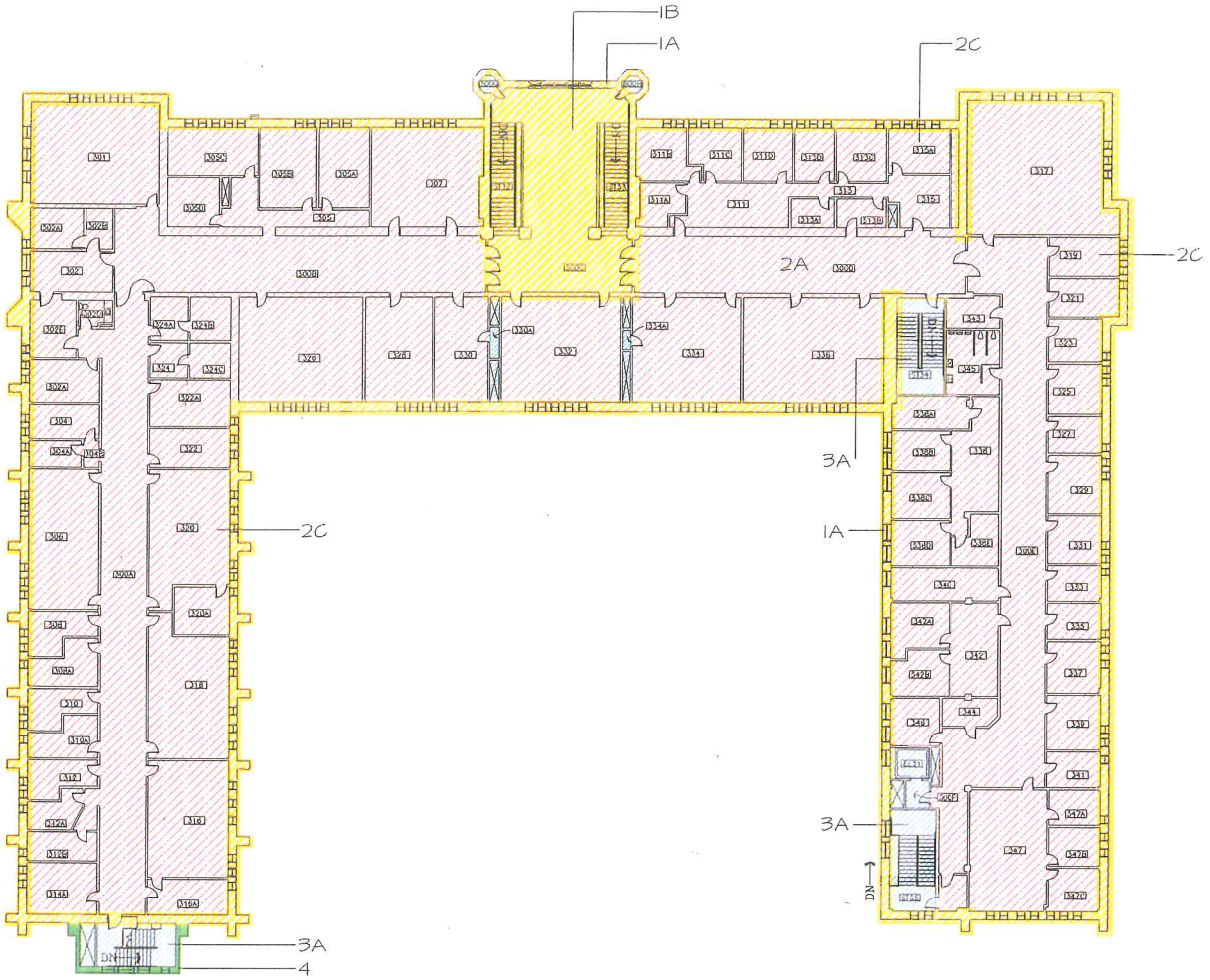
UNRESTRICTED ZONE 3

3A SERVICE SPACES, ENCLOSED STAIRWELLS, SECONDARY CORRIDORS, AND STORAGE

3B BASEMENT CORRIDOR AND ACADEMIC/COMPUTER SPACES

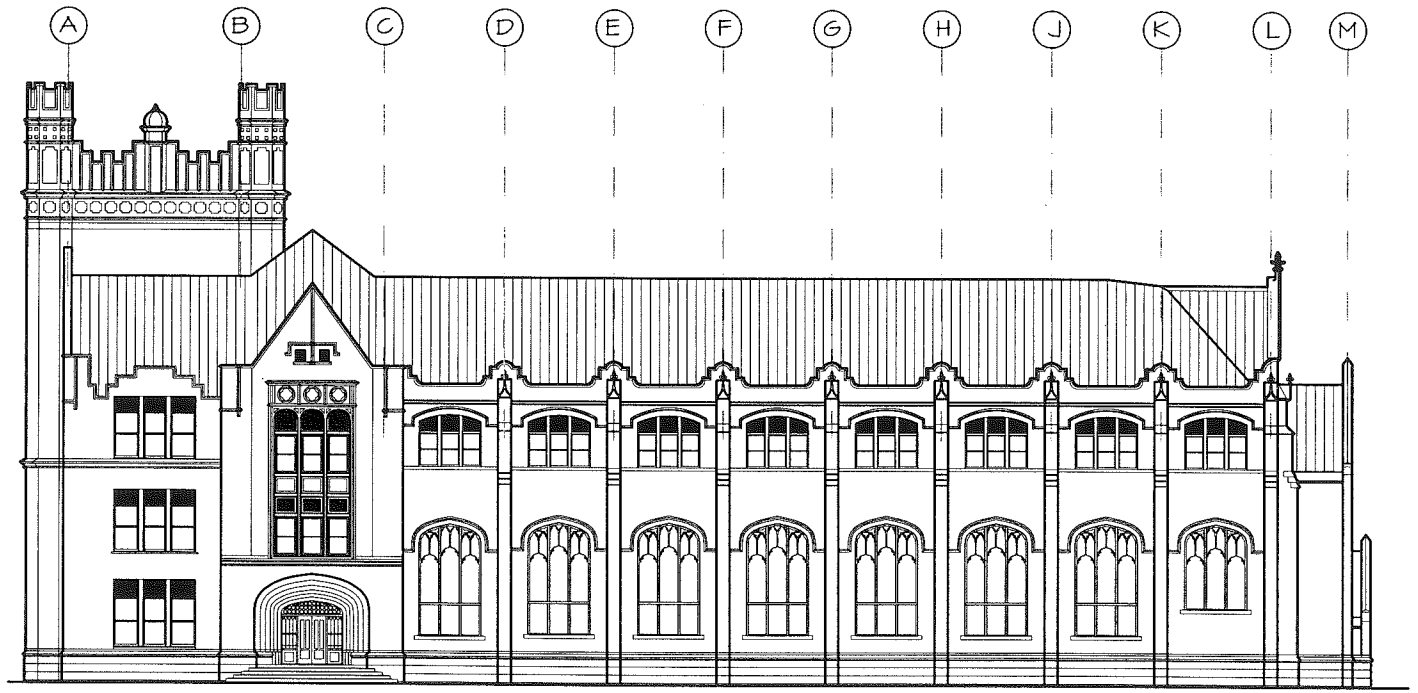
IMPACT ZONE 4

AREAS RECOMMENDED FOR REMOVAL, RESTORATION, OR REHABILITATION

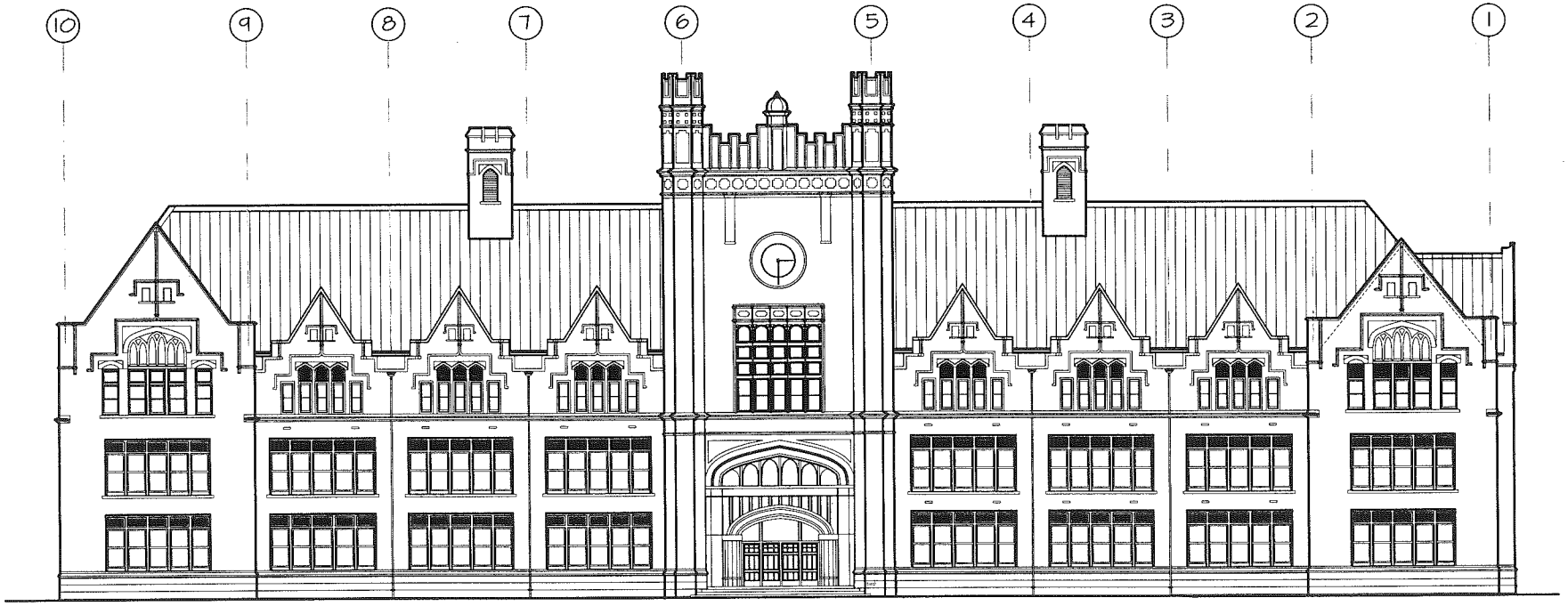


THIRD FLOOR PLAN
HISTORIC PRESERVATION ZONING

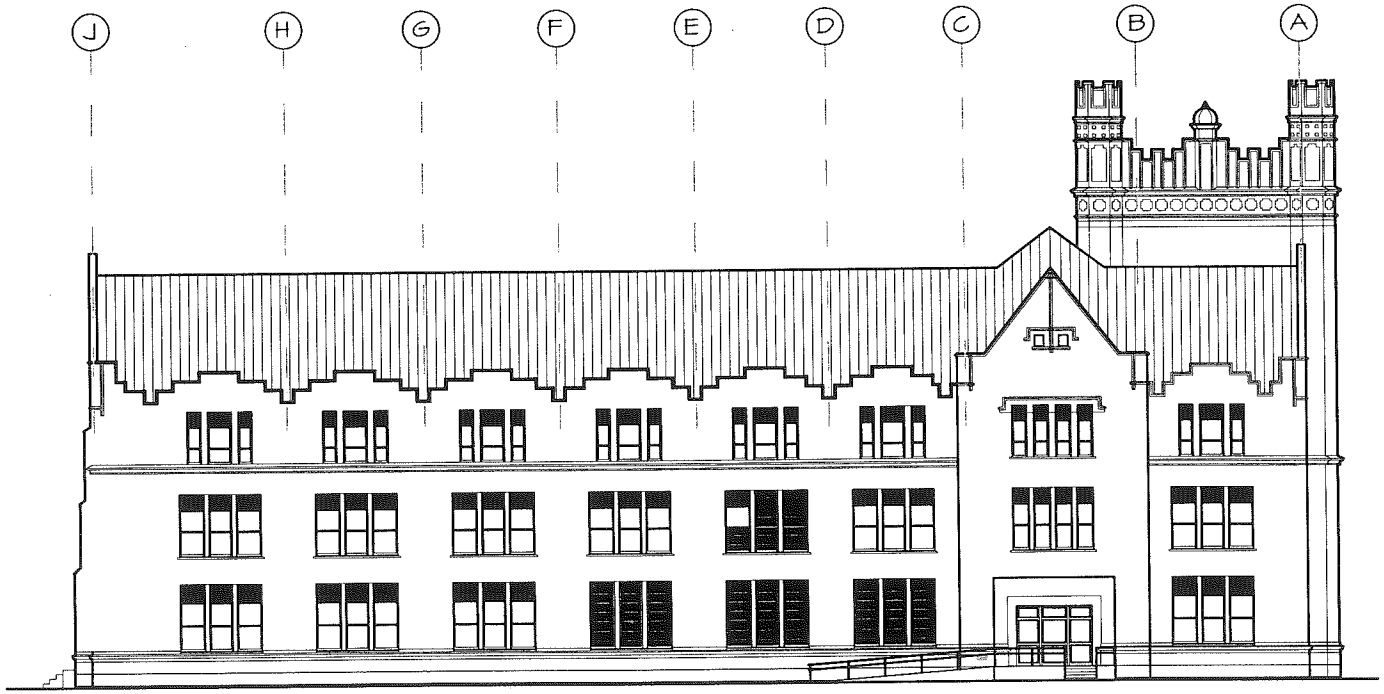
0 10' 20' 25'



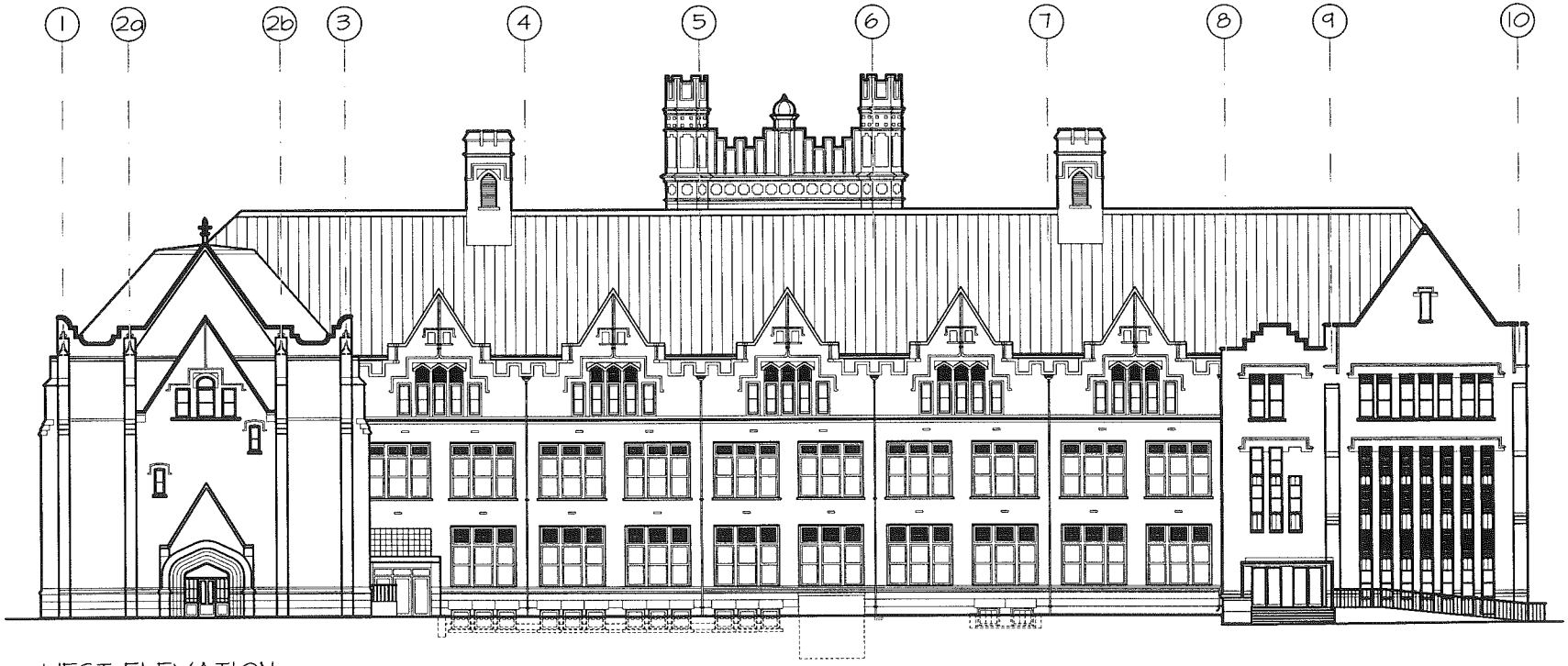
NORTH ELEVATION



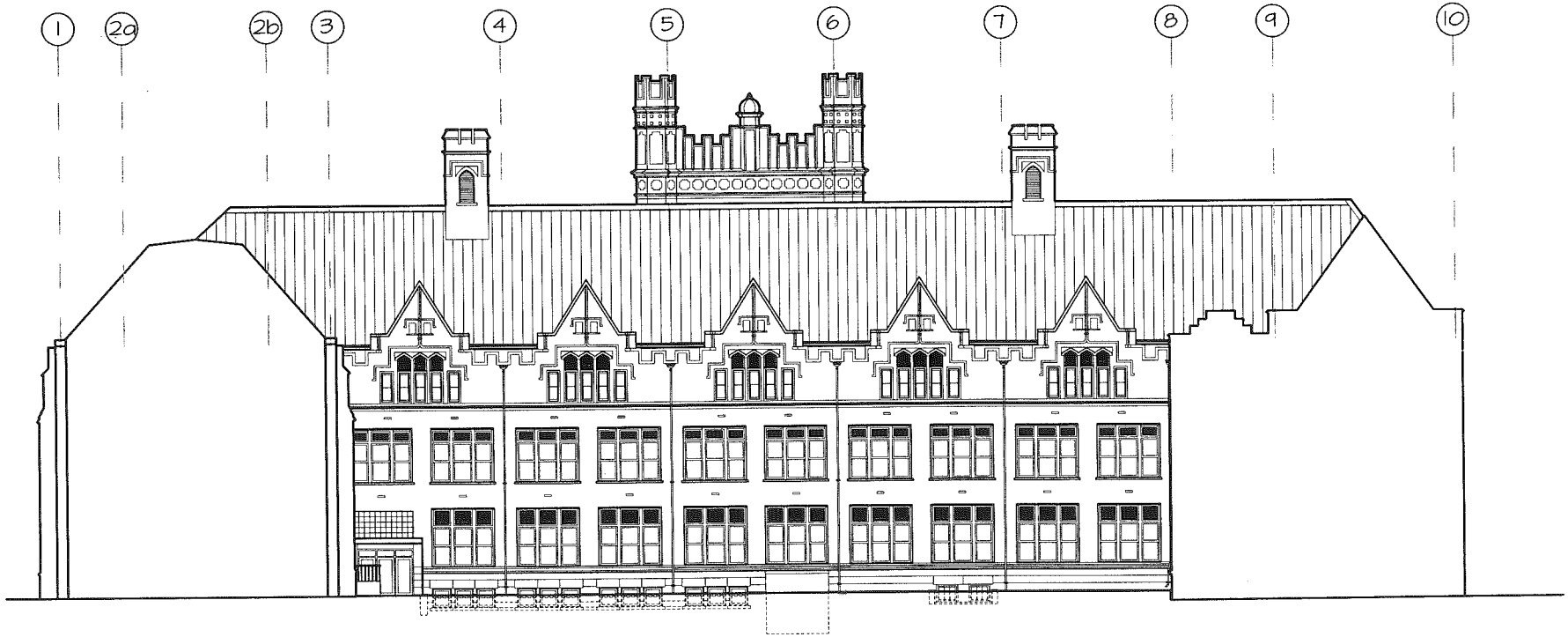
EAST ELEVATION



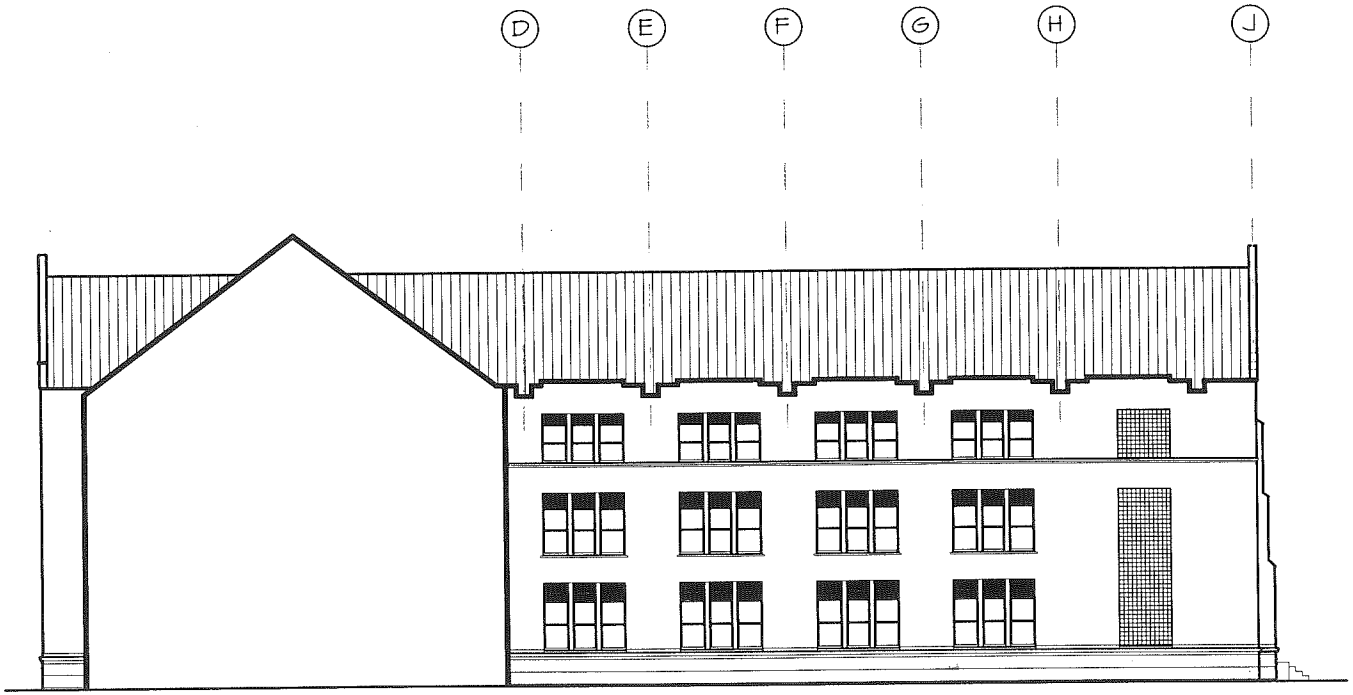
SOUTH ELEVATION



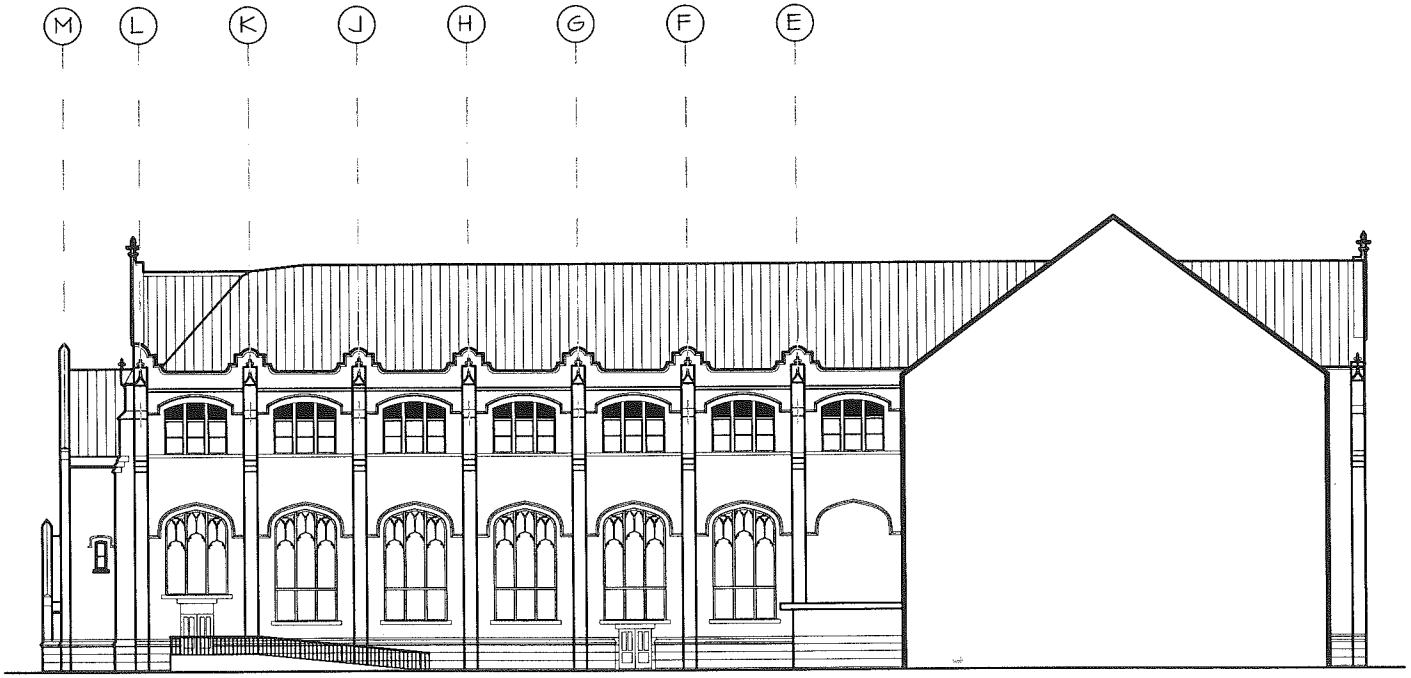
WEST ELEVATION



WEST COURTYARD ELEVATION



NORTH ELEVATION - COURTYARD



SOUTH ELEVATION - COURTYARD

Zoning Recommendations

Zone 1A Recommendations

The building's exterior elements make up its distinctive, expressive and well-recognized character. The following recommendations are made based on this zone and existing conditions:

1. Maintain and preserve the exterior volume defined by the building footprint and massing, crenellated raised roof parapets, chimneys, and attic dormers.

2. Restore the original tile roofing: When re-roofing is necessary, remove the standing seam metal roof and restore the original glazed roof tiles (currently below the metal roofing), or replace it with in-kind materials. Inspect and restore gutters, scuppers and downspouts matching original designs and materials (verify if copper).

3. Periodically clean and restore the exterior stone and brick masonry: Inspect the brick field masonry, the rusticated stone base, and the honed, carved and cut sandstone trim elements (parapet and pointed arch edges, door and window surrounds, trim bands, sills) to identify deterioration; provide on-site testing of cleaning at different facade locations facades, and remove sample pieces for lab testing. Evaluate cleaning methods and materials in advance of the actual cleaning work. Choose the gentlest treatment which does not damage masonry.

4. Develop a seasonal inspection program to examine the vines on the exterior masonry. Remove it and trim away from perimeter foundation if it appears to be damaging surfaces of the stone or brick masonry. Consider replacing the existing Virginia Creeper with less invasive or less clinging vine species.

5. Retain and preserve the clock face and its time-keeping functions.

6. Replace existing front doors with new oak doors, designed to match original Neo Gothic detailing and leaded glazing. Use the north doors as a model.

7. Provide a new south exit, based on the full width main corridor and a double-door width opening. Provide new oak doors, designed to match the original Neo-Gothic details.

8. Inspect leaded glass windows of the auditorium at a minimum on an annually basis, and restore as necessary. Consider addition of exterior storm units to protect windows from wind loads and deterioration of cames (leading).

9. Remove existing aluminum windows on the east and south facades, and deteriorated wood windows on the west facade of the south wing, and replace with new, energy code complying, double glazed wood frame or aluminum clad wood frame windows. Windows should match the original tall, tripartite one on primary facades, and should match original double-hung types on the west façade of the south wing.

10. Restore the copper spandrel panels on the west façade of the south wing.

11. Remove exterior entry vestibule in the west courtyard, and Remove the raised mechanical chiller vault from the west courtyard or reconfigure to minimize its visual appearance. See recommendations in Zone 4.

12. Remove non-historic exterior light fixtures, and replace with exterior lamps on standards, or with lantern-type wall-mounted fixtures at the first floor level.

Zone 1B Recommendations

This zone includes the Main Entry Lobby, the three story Atrium with open stairwells, the north-south Main Corridor at the First Floor, and the cast iron and marble stair at its north end.

1. Retain existing, original volume of the corridor and lobby with full heights. Extend the corridor width on the south end to the exit; provide new exit doors (see Zones 1A and 4).

2. Remove existing interior fire doors and re-open the low arched openings at the centers and ends of the corridor and replace with roll-down overhead type, fire-rated closures with fire alarm and/or smoke detector activation.

3. Maintain and restore original marble and terrazzo flooring in the Atrium. Inspect for damage, and pre-test all cleaning and patching materials prior to application. Provide terrazzo and marble flooring at the first floor entry space where only the concrete topping is visible. Use the original design drawings by architect J. E. Tourtellotte, and the remaining, original flooring pattern to guide the new design and material selection.

4. Provide cast iron stair treads at the concrete steps that lead from the first floor to the second floor in the Atrium.

5. Maintain and preserve the maple strip flooring in the Main Corridor, and replace in-kind in the future.

6. Restore original base and ceiling cove molding where it is missing or damaged in the Main Corridor.

7. Remove and replace direct type fluorescent fixtures and replace with new fixtures consistent with the historic nature of the space, such as pendant-mounted globes, or indirect lighting.

8. Remove and replace non-original doors leading to offices and classrooms from the Main Corridor. Restore the original rhythmic quality of aligned doorways, keyhole entries and tall, wood-panel type doors with transom windows. Meet access codes and ADA requirements with door widths and lever type door hardware.

9. Reconfigure the west exit from the main first floor corridor in accordance along with a new design for the courtyard and relationship with the new Business College building.

10. Interior door hardware to be consistent throughout, and with to be oil-rubbed bronze finish.

11. Raise the original low guard rail system around the Atrium opening, which consists of 30" tall, vertical iron railings by providing a solid base at the floor level of 8" to 12" in height. Reinstall the vertical rails and provide a base trim. Extend a continuous handrail at the outside wall of the stairs in the Atrium, sized to meet ADA requirements. This recommendation recognizes the life safety code and accessibility deficiencies of the current guard rail and handrail system.

Zone 1C Recommendations

This zone consists of the Auditorium. This space was sensitively renovated and restored in the 1980s. The vestibule lobby, however, which is an interstitial space between the main corridor and the Auditorium, was not restored. Recommendations for the vestibule are in Zone 4.

Zone 2A Recommendations

The primary corridors at the second and third floors are the interior streets or public spaces in The building. They are wide spaces that provide for informal social interaction, visual links between those who make up the U of I community, and a strong reference to campus traditions.

1. Retain the existing, original volume of the corridors, and remodel to provide greater widths on the first floor south wing.

2. Remove existing interior fire doors and re-open the low arched openings at the center and ends of the corridor. Replace existing doors with guillotine type, fire-rated closures.

3. Maintain and preserve the maple strip flooring, and replace in-kind in the future.

4. Restore the original tall wood base and ceiling cove molding where it is missing or damaged.

5. Remove and replace direct type fluorescent fixtures and replace with new fixtures consistent with the historic nature of the space, such as pendant-mounted globes and indirect lighting.

6. Replace non-original doors leading to offices and classrooms with panel type doors. Design the location of door openings in reference to the original rhythmic qualities exemplified on the north wig with aligned doorways, keyhole entries and tall, wood-panel type doors with transom windows. Meet access codes and ADA rules with door widths and hardware.

7. Finish of new interior hardware throughout to be oil-rubbed bronze finish.

A corridor analysis was developed as a tool during the design of the new Finance and Administration office suite. Based on existing plans of both the third and second floor, it illustrated the general nature of recommendations for Zone 2A. The analysis diagrammed the original building construction phases and changes that occurred over time with the shifting of the corridor space in the south wing of the building. Alignments and rhythmic placement of doors are evidenced in some areas, such as the north wing of the third floor. The wide arched openings, which separate rated exit routes and characterize the main north-south corridor, are important features identified by the analysis. The analysis plans are included in the Appendix.

Zone 2B Recommendations

Original service spaces, such as "Green Room" and dressing rooms that supported theater functions in the Auditorium are located in the basement spaces on the west end.

1. Retain and rehabilitate existing rooms and existing, simple finishes such as wood partitions.

2. Inspect and provide new plumbing fixtures as required based on the condition needs.

3. Replace light fixtures with wall-mounted fixtures in the service spaces; use incandescent lamps in the Dressing Rooms and Green Room, and utilitarian fluorescent fixtures in storage rooms.

Zone 2C Recommendations
Classrooms, offices and academic spaces are located throughout the first, second and third floor. The recommendations for these spaces recognize the vital functional needs they must serve for twenty-first century learning.

1. Where possible, maintain the original room volumes, which recalled classrooms or offices. Remove lowered ceilings within three feet of the perimeter walls to allow for restoration of original windows and window trim, and provision of visual and daylight access.

2. Use finish materials, which recall original finishes such as smooth-faced gypsum wallboard for ceilings and walls. Where acoustic treatment is required, consider use of framed acoustic panels, or acoustic ceiling grids set within a band of hard, smooth finished gypsum wallboard surface.

3. Arrange HVAC ducts in unobtrusive locations and in minimally lowered ceilings.

4. Consider carpeting with perimeter banding to recall original wood flooring, or use of linoleum, a historic resilient flooring material.

5. Use interior trim materials that recall building traditions with stained wood, opaque painted surfaces. Avoid use of highly polished metals such as bright brass or chrome, metallic paints, imitation wood grains, and glossy plastic surfaces.

Zone 3 Recommendations
Zone 3 areas in the building are those functional space that support necessary services and Systems which must be maintained. There are no specific guidelines for this zone.

Zone 4 Recommendations
There are specific intrusive features or spaces, which have negative impacts on the building. Recommendations are remedial in nature, and call for the recovery of historic spaces and details.

1. Rehabilitate the vestibule lobby to the Auditorium with new finishes consistent with historic finishes (walls, ceilings, and flooring) and trim. Design or select new light fixtures to recall original building fixtures and specifically those in the Auditorium.

2. Remove the Computer Server Room, Room 129 and 129B from the original main corridor space at the south end of the First Floor, and reconstruct it with solid partition walls.

3. Remove the chiller unit, which projects above grade at the west courtyard. This action should be undertaken as part of a comprehensive mechanical upgrade of the building.

4. Remove the exterior vestibule at the northeast corner of the west courtyard, and restore the entry. Remove the HVAC unit on the roof of the current vestibule and relocate it. The west courtyard space should be considered for a range of programming possibility in response to the new exterior room created between the Administration Building and the new College of Business. Interim, short-term uses should be explored to vitalize the space, such as scepter ore reading court, expresso bar or exterior cafe seating, temporary exterior exhibit space.

5. Remove the heavy rusticated stone at the west entry adjacent to the doors, and replace it with a tooled stone material. Use the original building entry design to guide the design of a revised entry with more harmonious, human-scaled finish treatment.

Code Compliance Strategies

All buildings should be safe and protective of their occupants, particularly those in the public realm. The Administration Building is no exception. The University has undertaken sincere efforts to identify fire and life safety issues, and has addressed these issues through upgrading of systems.

Historic buildings were constructed when there were few or different regulations regarding fire and life safety, requirements for plumbing and mechanical systems, heating and ventilation, energy conservation, or electrical systems and lighting. Different materials were used and they were not expected to meet tests for industry or municipal approval such as UL rating systems and ASTM Standards.

Older buildings typically were constructed with available materials and by local labor. There was more craftsmanship involved in their construction and fewer manufactured products. The construction documents were often fewer details and relied upon the skill of the building or standards of construction rather than analysis and calculations by the architect or engineer.

These conditions of historic construction do not result in buildings that are necessarily less safe, but rather buildings that are different. This difference is recognized, in part, by contemporary codes and approaches to code compliance which rely on different methods of analysis and provision of equivalencies rather than literal compliance with contemporary code requirements.

The presence of the Administration Building on the National Register of Historic Places and the Historic Register of Idaho provides it with designated status as a landmark property. These designations can be and have been recognized and used by the University, its design consultants, and administrating code agencies to consider alternative code approaches.

The University undertook a code analysis and upgrading program in the mid-1990s to address deficiencies in the building's classification, egress, and fire resistance. This project succeeded to make the building safer. The project's priorities were budget driven, however, as noted in comments by G. D. Longwell Architects (included in the appendix). Fire-rated separation walls were constructed to allow the building to be considered a three adjacent structure to address limits in allowable floor areas. This approach resulted in the addition of sprinklers system, provision of exit doors at the central arched openings in the central corridors, and closure or removal of historic transom windows and doors.

Future projects can build on the success of this past project. We recommend, however, that a wide range of compliance methods be examined, and that the criteria for selecting a specific one include its impact on the historic preservation of the building's features.

We believe the key is to balance the benefits of preservation with those of public safety and health. Innovative approaches should be sought to achieve balance.

Evaluating an older building for potential earthquake damage also will require balancing structural engineering, economic, life safety, and the University's policy concerns, as there is no code that serves as a benchmark for an earthquake assessment. Priorities regarding loss of life and/or building damage and risk reduction must be developed. The Life Safety philosophy of FEMA-178 provides some guidance in reviewing a building. The *FEMA-178 Handbook for the Seismic Evaluation of Existing Buildings* (June 1992), is a standard assessment philosophy

developed by the Building Seismic Safety Council for the Federal Emergency Management Agency (FEMA). It provides the basis for most current public policy, according to structural engineers who work with historic buildings.

The intent of the Life Safety philosophy is to prevent collapse and allow buildings to be safely exited. Life Safety is the primary concern; re-occupancy and damage to the building are not considered using this approach. A building does not meet the Life Safety objective of the handbook if it collapses in its entirety or in part during an earthquake, or if exit and entry routes are blocked, preventing evacuation and rescue of the occupants.

The methodology of FEMA-178 is based on a set of checklists for common building types designed to identify flaws and weaknesses. We recommend that the FEMA 178 approach and checklist be used if the University chooses to analyze the Administration Building for seismically.

We recommend that the University consider issues relating to seismic safety, and consult with a structural engineer with specific experience in analyzing and designing for historic concrete frame and unreinforced masonry buildings. We recommend that future infrastructure or system upgrading which involves code issues be undertaken with mechanical and electrical engineers and architects who can demonstrate alternative analysis and design approaches to code analysis and compliance.

We recommend the University initiate reviews with local and state code agencies to consider the historic significance of the Administration Building, and other historic buildings on campus. Discussions should consider the alternative compliance provisions of the *Uniform Code for Building Conservation*, and approach allowed by the *Uniform Building Code*. The FEMA 178 checklist should also be reviewed.

Participation by University building maintenance and operations staff, and engineers and architects in organizations such as the Association for Preservation Technology (APT), will provide a context for alternative approaches to code compliance and other practical issues. We recommend membership in this organization be sought.

Several documents are provided in the appendix to this report for further reference and consideration of code compliance and design:

- National Trust Information Briefs No. 57, "Safety, Building Codes and Historic Buildings" and No. 61, "Controlling Disaster: Earthquake Hazard Reduction for Historic Buildings" (both 1992).

- U. S. Department of the Interior Preservation Brief No. 24, on Heating, Ventilation and Cooling (1991), and No. 32, on Making Historic Buildings Accessible (1993).

Recommendations for Lighting

Just as the designs of early automobiles were based on horse-drawn carriages, the designs of early electric light fixtures were based on gas-lit fixtures. Some fixtures also used dual sources with components for gas and electricity. These were typical in buildings between the mid-1890s to ca. 1910. Up until the 1920s, light fixtures were often just glowing objects. Early electric lamps were limited to incandescent sources, often with exposed lamps (bulbs) until the invention and wide distribution of fluorescent lamps beginning in the 1930s. Although fluorescent fixtures date from the 1930s, the early fixtures were typically designed in a Modernist idiom, which emphasized stream-lined qualities and functionalism.

In general, we have referenced our recommendations for the Administration Building from the period with greatest historic significance, from its original design 1908 up through 1920 when the first phase of the south wing was completed. Our lighting recommendations are consistent with this era.

In historic interiors, light levels were often low. However, the pattern of use was different, and peoples' work lives were regulated by daylight hours. Little work was done at night, and we suspect that this was also the case with teaching and office functions. Building widths were limited and their perimeter walls were designed with large windows to provide natural light to the interior spaces. Our recommendations are based on this understanding of historic illumination in buildings, and the need to provide adequate lighting for contemporary functions:

- Integrate lighting into the architectural design for restored or rehabilitated spaces.
- Provide lower levels of ambient lighting in the main and side corridors, with fixtures placed in reference to changes in corridor direction or doorway locations.
- Consider similar fixtures with fluorescent and incandescent lamps to mediate lamp color.
- Design or select new fixtures for the corridor to reflect the simple, ceiling-mounted types of the original building. These were typically provided with metal rods as stems and translucent globes of varied sizes.
- Provide indirect fixtures in the offices, augmented by task lights. Regardless of function, indirect lights should be used in rooms located along the primary perimeter facades so that exterior views are of illuminated spaces rather than a grid of fixtures.
- Options should be considered for the primary corner locations at the northeast and southeast as these are likely to become office suites, such as the current project at the Second Floor or the President's Office. These spaces should be illuminated primarily by indirect sources. If lamps, as interior objects are desired, their designs should be based on abstracted historic sources.
- Indirect lighting can be provided by wall-mounted linear fixtures, linear fixtures placed in perimeter coffers or by stem-mounted up-lights. Another alternative, which lends itself to open offices, is the use of fixtures, which are integrated into office furniture and panel systems. Indirect task lighting may be provided below cabinets to illuminate desk surfaces.

- Direct/indirect fixtures may be considered for classroom spaces, which are not located on the exterior perimeter but rather located facing into the interior west courtyard. These should have separate switched controls for direct and indirect functions.

- Fluorescent lamp types should be standardized to provide a consistent color impression.

- Dimmer switches and occupancy sensors should be considered for all office and classrooms, to address direct light quality and level needs and energy conservation concerns.

Current codes in Idaho may not be highly restrictive about energy use, but operation costs will always be a concern. In addition, most state codes reference ASHRA 90.1 , (1989 or 1999) which typically calls for 1.5 to 2.0 watts per square foot as an average use. Historic building are allowed exemptions, for example in the Zone 1B, 1C and 2A spaces where lighting is a character-providing feature. When lighting is designed for the Administration Building, its promotion and code review must consider the building's historic significance.

A simple, historic styled light fixture, such as the contemporary manufactured one shown above, is one approach to lighting design for the building. Lamps can be energy-conserving types.

Recommendations for Architectural Finishes

We recommend maintenance and preservation of the smooth-finished plaster walls and ceilings, the light-colored maple flooring in the main corridors, and the dark stained original panel doors and interior windows. New finishes should be selected to harmonize with these original finishes.

In restoration and rehabilitation zones, suspended or dropped acoustic ceiling tiles should be minimized. Where they are used, they should be edged with suspended gypsum wallboard so that the wall to ceiling condition remains traditional. The appearance of the supporting grid in any acoustic ceiling tile system should be minimized and flat, rather than highly articulated.

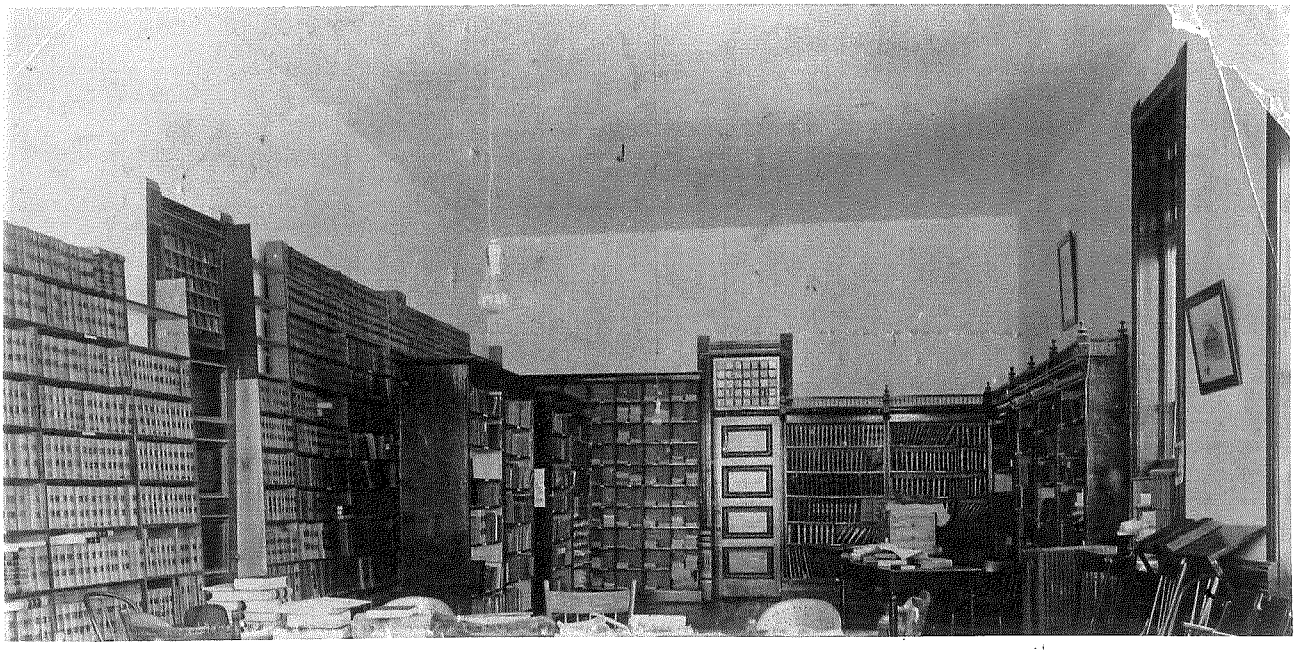
Historic photos suggest the use of tall, painted or dark stained wood base trim and provision of chair rails and picture rails. We recommend use of these wood trims in higher preservation zones of the building. The profiles should be traditional, and the stain colors derived from existing historic examples. Suggested trim profiles are provided in the appendix.

Carpet may be preferred as a floor covering, for example, within offices and classrooms, due to its appearance, maintenance, or acoustic properties. Broadloom carpet should be used rather than modular tiles. The carpet type, pattern and color should be selected to harmonize with the historic building finishes. For the Administration Building, we suggest that the use of level loop carpeting be limited to lower zoned areas, as this is a relatively contemporary loomed type dating from the 1970s. In restoration zones, the use of wood flooring with area rugs should be considered. In rehabilitation zones a combination of cut pile, tip sheared and level loop carpets with repetitive geometric or organic patterns should be used to recall older carpet styles.

In special rooms where the overall spatial quality is clear, e.g., where the space is a simple rectangle or square, or at special entry areas, it is appropriate to consider solid colored borders, which suggest the earlier use of area rugs. In terms of colors, we suggest using the specific building's colors – brick, stained woods, etc. for a reference rather than the context of nature or school colors.

On-site investigation, paint serration studies, references from historic photos of the building, and documented artistic sensibilities of the early twentieth century should be used as tools to select interior paint colors in restoration zones. For rehabilitation zones, we suggest using contemporary artifacts of historic art movements, such as the Arts and Crafts period, William Morris wall papers, and paintings of the period 1900 – 1920, which suggest the preferences of the time.

Below: This photo, taken before 1906, shows the library interior within the first Administration Building. Note the stained wood, four-panel door with leaded glass transom, and the built-in bookcases with cornice and finials. Written sources indicate the interior was finished with Redwood. Photo No. 1-201-20. Donor W. C. Edmundson. Bottom: Historic photo from 1910 of the President's Office in the Administration Building. Note the original stem-mounted light fixtures, which appear to have been modeled after earlier gas-fueled fixtures, and the "ergonomic" wood task chair.



Recommendations for Furnishings

We believe there is a clear understanding of the difference between enduring historic buildings and their interiors, and the furniture within the spaces. Furniture, like equipment, is highly responsive to functional needs and somewhat to fashion. Furniture has a much shorter life span than construction, and its finishes may be replaced more easily. In today's environment, it is critical that furniture responds to the body's functions and relieve the stress of complex or repetitive functions.

We recommend that the materials and finishes used in the furnishings for classrooms and office utilize historic materials, such as stained wood, and should minimize the use of highly polished metal, such as bright brass or chrome, and the use of colored metallic paints.

We do not recommend the use of historical or even traditional styled furnishings, particularly as these are typically Neo-Classical or Neo-Colonial in nature, but also those with direct reference to Tudor or Gothic Revival styles. We would also reject Modern styles, which refer to architecture of the International Post-War era.

Contemporary styled furnishings that emphasize technology, kinetic movement or transparency, and use of glass or metallic finishes, do not seem appropriate. One exception to this might be with task chairs, which should be selected to support office functions. However, even with ergonomic seating, the selection should avoid metal, chrome or light colored plastic finishes.

Executive offices, such as the President's Office Suite, are spaces used by visitors as well as occupants. The furnishings should reinforce the building's qualities and campus traditions. Furniture should be selected to be harmonious with the historically treated rooms, but not overpowering to the architecture. The use of stained wood will help relate the furniture in these rooms to the building's interior, with maple relating to the traditional flooring in the main corridors or darker cherry or mahogany relating to the historic interior wood windows and paneled doors.

Included in the appendix to this Masterplan is product literature from a variety of vendors for further consideration by the University:

Steelcase:	Broadmoor Furniture Collection, specifically the Relevant and Debut Series Elective Elements Systems Series 9000 Systems, including laminate and wood surfaced components Intellume and Canopy Ambient Lighting Indirect Shelf Systems Lighting Collegium, Adage, Sensor, or 458 Series Upholstered Task Chairs Steelcase Partnership Group
Gunlocke:	Traditional Seating Carver, Hunter and Harlow Upholstered Side Chairs Medley and Mosaic Desk Series
HBF:	Barbara Barry Furniture Collection

Historic interiors may offer inspiration and precedent for new interiors, casework and lighting rather than serve as literal sources. Above: Historic photo ca. 1915 of the library (1909-1957). The door in the background that appears to be an entry which then led to a corridor and exit stair. A variety of light pendant and ceiling mounted light fixtures are evident. Note also the non-reflective dark wood desk surfaces. Photo No. 1-201-32.

Below : photo from 1917 of the library interior. Note the light fixtures and stained wood bookshelves. Photo No. 1-201-1.

Recommendations for Window Coverings

Historic photos suggest that there were window coverings provided within the Administration Building. Operable upper window sashes in the library reading rooms appear to have dark colored roller shades or opaque coatings added to the glass surface to minimize high level natural lighting of the interior. Historic photographs clearly indicate the use of venetian blinds in the lower windows of the library areas of the building. Thus from historic precedent we have these images to guide the selection of window coverings. Contemporary functions require some type of treatment. Current occupants use computers, which require only ambient light to minimize the reflective glare or direct light, and they work during non-daylight hours when the appearance effect of dark window glass may be harsh. Many people value the privacy provided by mediated window lighting.

Provision of window coverings has a profound effect on the interior qualities of a room – on natural day lighting and artificial light, treatment of glare on work surfaces and computer monitor screens, views and privacy, energy conservation and interior comfort, and an individual occupant's sense of comfort and control. These conditions suggest that window treatments be provided.

Choices for window treatments in an institutional building are limited by maintenance and operation requirements: drapery and fabric shades, such as Roman shades, are expensive to fabricate, and require periodic removal and cleaning. In addition, some occupants find them difficult to operate. Roller blinds are simple and can have a minimal effect on the appearance of a window, but they may be difficult to maintain. Unless plastic screening is selected for the blind, the pulled appearance is solid and enclosing.

Aluminum window blinds are ubiquitous, but they offer many desirable qualities. They come in a variety of colors and slat dimensions, and provide varied levels of shading, lighting and privacy. They are easy to operate, and respond to occupants' varied uses. Window blinds are relatively durable and can be cleaned in-place.

Wide slat, stained wood window blinds are closely associated with the era of early Modernism, ca. 1930s – 1940s. This association is consistent with the historic era of the Administration Building. Because narrow aluminum blinds, with 1 – 1.5" slats, are so commonly used, their appearance seems almost timeless, and their visual impact is minimal. We recommend aluminum blinds as the window treatment for all exterior windows. We suggest they be installed with an upper valance within the window frame and that a single type and color be installed throughout the building.

If a completely consistent appearance is preferred for the exterior appearance of the Administration Building, the blinds should be installed with interior hold-down hardware. In rooms where video media are used, such as classrooms or computer labs, the option for darkening slats should be considered. In executive offices, where more decorative treatment may be desired, fabric drapes could be added.

We do not recommend exterior window treatments such as canopies.

Recommendations for Signage

Signs can contribute to the overall improvement and historic character of the Administration Building in two ways: through appropriate Signage Design, and by promoting Accessibility.

Signage Design

Signage for this important campus building should be carefully planned and coordinated with the public information program of the University, related to printed materials, media, and verbal direction giving. Visitors should be presented with consistent information and nomenclature, including driving instructions, parking information, department names, and disabled accessibility information.

The key to the success of a signage system is the nomenclature used to describe the facility, on the telephone, a brochure, or a web site. If a visitor is told to "follow the signs," and the signs are consistent, the visitor can successfully find their way. What is the building name? How are the entrances identified? What are the department names? "College of Business" and "Department of History" signs are inconsistent in nomenclature, style, and location, which may be deliberate due to the University's organizational hierarchy, or may be an inconsistency.

We recommend a system of sign types that have a strong family resemblance, and use patterns, colors, materials and themes that complement the historic building and other improvements recommended in this report. The existing building signs appear unrelated to the character of the building, and are unrelated to each other.

Replace all existing signs with a family of related sign types.

- Complement historic architectural themes through the use of graphic treatment, colors, typography and other stylistic themes. Signage colors and character may be related to other building features, such as casework, door frames, or special architectural features.

- An historic motif (such as the original finials on the building exterior) may be developed as a decorative element for incorporation into the signs.

Recommended Sign Types:

Directional Signs: Exterior signs directing visitors to accessible entry; interior signs directing to restrooms, auditorium, and other important destinations.

Identification Signs: Exterior Building signs at entrances; interior signs at all permanent rooms and restrooms, and identifying department and/or wings of the building. Wings may be identified: North Wing; Central; South Wing.

Information Signs: Maps and Directories; stairwell signs; regulatory signs; information kiosks and bulletin boards.

- Use high quality materials, eased edges, geometric shapes and dark wood trim to integrate the signage into the historic vocabulary of the building. Use Rastor Bead Braille.

- Existing campus signage is limited in specific guidelines, but should be used to coordinate locations, sizes, types, and procurement procedures for the signs. These guidelines need to be interpreted in relation to this particular historic building.

Accessibility

A facility is accessible if all users can find their way around with ease, by using a combination of architectural features as landmarks, verbal directions, and signs. Facilities are not accessible if people get lost or confused, or do not feel welcomed into the building. As required by the ADA, public buildings shall provide an "accessible pathway of travel".

We recommend the following signage guidelines to provide accessibility:

- Clearly identify the main entrance to the building. Other entrances may also be identified, but clearly marked with instructions to the main entrance, and to an accessible entrance.

- If a person is meeting someone at the main entrance in a building with several entries, they will need signage at each entrance.

- Provide "You are Here" maps at key decision points throughout the building. These signs need not be large and can use printed map inserts that are also available at the campus information office, or sent to visitors.

- Comply with ADA requirements for room identification signs. We recommend using a number for all permanent rooms, not a long name. The ADA requires that room signs use tactile and Braille for all permanent room identification signs. If rooms are numbered, numbers need to be tactile and Braille. However, if rooms are given long names, those long names must be in tactile and Braille. For instance: a Conference Room should be given a number like –123-, not called "West Conference Room".

- Study the room numbering to assure a logical sequence. Consider options for identifying rooms by zones or departments. Access relates to clarity and logic.

- Design signage that encourages accessibility and flexibility, using "window" signs or clips, and inserts provided by the end user. Inserts may be used for changeable information, such as hours of operations, special events, decorations, and room occupant names. Flexible, changeable signage contributes to legibility and friendliness of the facility.

Other Considerations

- Consider a review of the University of Idaho logo and the ways it is applied to the signage in the building. Review issues of contrast, legibility, and appropriateness.

- The close proximity of the College of Business and Economics may create special problems of clarity between the two buildings, which may require special signage.

- Consider portable kiosks for mounting announcements, to clean up wall mounted bulletin boards. Portable kiosks can be located strategically for better visibility and control of campus announcements. Kiosks and portable poster holders may also be used for event signage and temporary directional signs during special times of the year.

Recommendations for the West Courtyard

The current U-shaped form of the Administration Building was completed in four phases. The rectangular east section was built first (1907-08); the north, Auditorium wing, was added in 1910; and a partial south wing was added in 1918. The south wing, which completed the U-shaped form, was finished in 1936.

The courtyard formed by the three sections of the building was originally about 120′ x 160′. Three story brick masonry walls, with gabled parapets and tall tripartite windows on all floors, and the stained glass windows at the Auditorium side characterize it. When the existing two-story Administration Annex Building was inserted into the courtyard in the 1960s, the courtyard footprint was effectively reduced to approximately 87′ x 160′.

A new building for the College of Business and Economics is currently in the bid phase. The building is scheduled for construction within the next two years. The new building footprint encroaches approximately 15′ further into the Administration Building Courtyard, and will be approximately 25′ taller than the existing Annex. The new building will impact the courtyard spatially and will impart a feeling of greater enclosure. It will result also in decreased natural day light. The proximity and relationship of the new and historic buildings, requires careful consideration of the ground plan materials, use, and the circulation patterns.

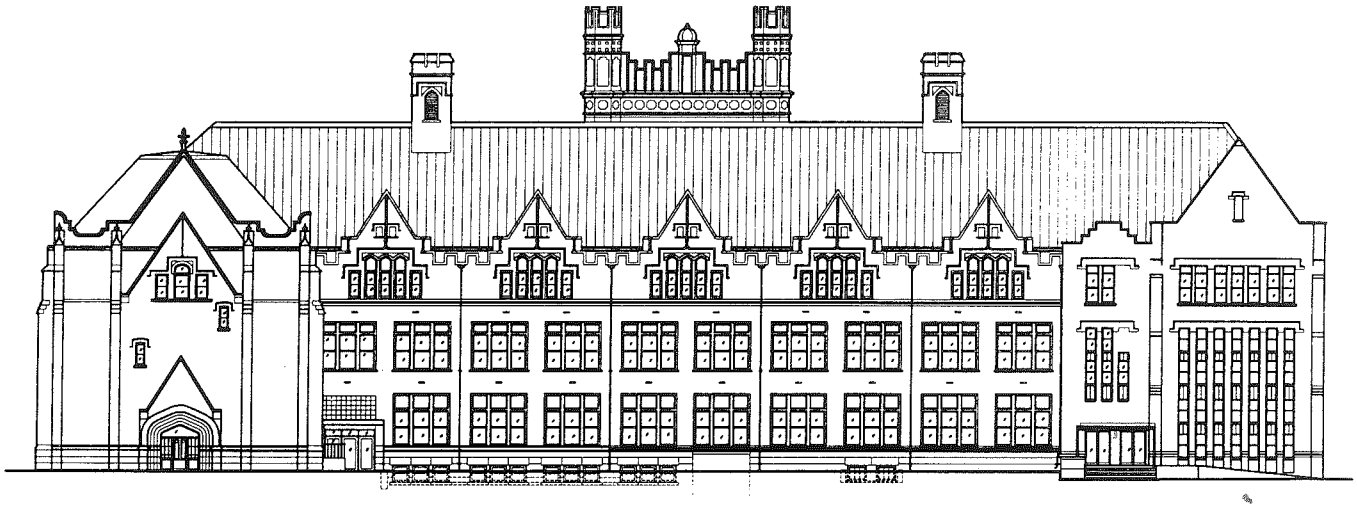
The facades of the two buildings, as they face each other, are essentially symmetrical. Since the interior plans of the buildings are also essentially symmetrical, the natural tendency is to create a symmetrical, central connection between them. However, a number of existing conditions suggest a different approach to the design of a connection:

- Two large, significant maple trees are located in the existing courtyard, but they are not symmetrical placed.
- An existing entrance to the Administration Building, used primarily by building users who arrive from the west side of campus, located tight in the northeast corner of the courtyard.
- An existing raised mechanical vault projects approximately 35′ into the courtyard (This should be reconfigured to minimize its visual appearance).
- The interior building plans and functions do not lend themselves to a distinct, physical, symmetrical connection, or to primary entrances in central locations.

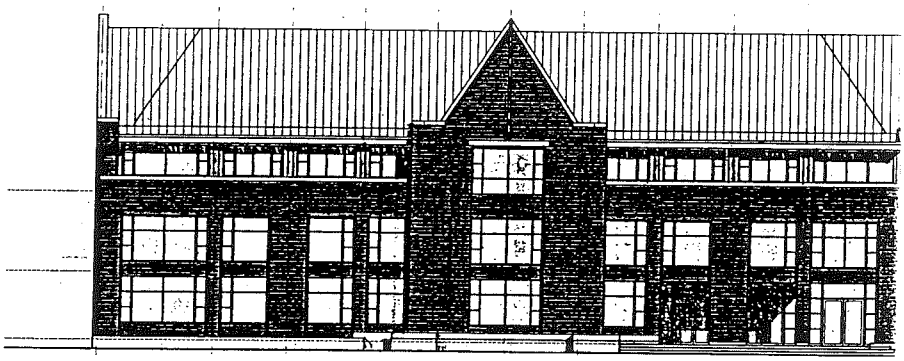
The current schematic site plan at the east façade of the new College of Business and Economics Building suggests a planter/entry ramp/café patio that reaches boldly toward the historic Administration Building. The symmetry of the design, while appearing graceful in plan, does not adequately address the spatial issues of physical and visual connections between the buildings, and leaves the spaces on either side of the central point undefined and vague. Neither façade presents a compelling reason to make a central physical link between the two.

The approach to the existing northeast entry of the Administration Building, currently compromised with a non-historic entry canopy and mechanical contraption, should be addressed comprehensively with the new site plan, using the opportunity to enhance the users' transition experience as they pass through the interstitial space between the buildings. The current plan for a small café in the corner of the new Business College building, immediately opposite this entry point, provides an opportunity to develop a unique, multi-level public gathering space.

In contrast to the new College of Business and Economics building, the west façade of the Administration Building, while symmetrical, was not composed with a distinct central bay. There is little to suggest, from this facade, that there needs to be a new access point in the middle of the building. The central location is also compromised by an original (therefore historic?) mechanical vault, which should be removed and relocated in any new scheme for the courtyard. The buildings, at their closest points, are approximately 70' apart. This narrow space, coupled with the tall façade heights of the buildings, does not provide enough physical separation to effectively create a recognizable and functional central connection.



West Courtyard Elevation, Administration Building



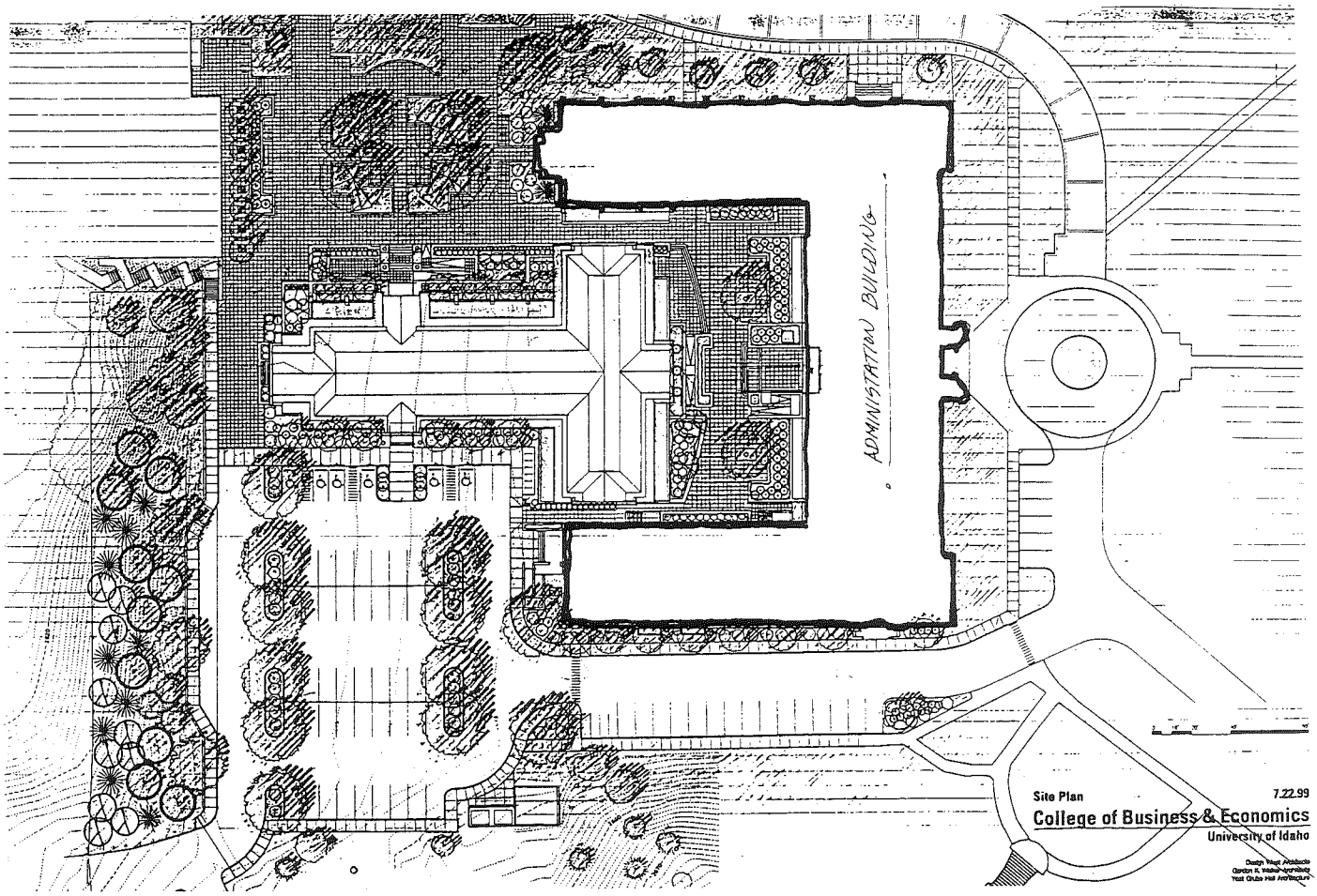
East Courtyard Elevation, College of Business and Economics

The main entry to the Administration Building, centrally located in the primary east façade, opens into a grand, multi-story atrium with open staircases and natural light. The space is articulated with gothic shaped stone arches, decorative hanging light fixtures, and stained oak and metal railings. In this current configuration, the visual impact of the atrium, and its distinct connections to the building's central organizing corridors, might be compromised by the insertion of a circulation route directly through the space to a secondary exterior entrance. Any changes to the historic corridor/classroom/office layout should be considered in light of both the interior and exterior preservation zoning guidelines.

The courtyard and paving treatment between the two buildings is Phase 2 of the new building project. This phasing is auspicious, as it will provide the time to thoughtfully consider the desirable uses of the courtyard, ground plane treatment, the historic components of the courtyard, including the trees and building facades, and the pedestrian connections to the rest of the campus.

There does not seem to be a compelling reason to provide a campus circulation route, directly, through the historic Administration Building, out into a narrow interstitial space between the buildings. Recommendations for future design of the courtyard space include:

- Reduce the depth of the projection and the rigid symmetry of the proposed planter/ramp design at the east side of the new College of Business and Economics.
- Include desirable functions in the courtyard, tested on a short-term trial basis, such as small outdoor café space at the north side; quiet, outdoor study space on the south side with outdoor seating, or sculpture garden.
- Evaluate exterior and interior building changes in correlation to the Preservation Zoning Guidelines provided in this Master Plan.
- Retain historic trees, and enhance ground plane with historically appropriate paving materials and plantings.
- Remove/relocate existing mechanical vault and equipment.
- Visually open access to the northeast building entrance by removing its existing canopy and roof-mounted mechanical equipment, and widen the pedestrian path to the entrance.



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Drawings and Specifications

The following documents were used to determine the design history of the Administration Building.

Date	Architect	Description/Source	Drawings
1907	J. E. Tourtellotte and Co. Architects (Probably designed by Charles Hummel)	Original Work from U of I Arch & Eng.	Total # = 19 Site Plan Plans - Basement, 1,2, 3 Elevations - South, West, East; Details Sections - Auditorium; Details
varies: 5/4/07 5/11/07 7/6/07	J. E. Tourtellotte and Co. Architects (signed by J.E. Tourtellotte may have been designed by Charles Hummel)	Original Work from Hummel Arch., Boise	Total # = 31 including an un-numbered sheet Site Plan (1 sheet). This set is missing sheets 6, 13, 16, 18, 29, 30, 31 There are two sheets each for 14, 17, 20 and 23 (ea. with different designs.)
ca. July of 1910	Preusse & Zittel	North Wing Specifications from U of I Arch & Eng.	General Conditions, Excavation, Concrete Cut Stone, Steps, Marble & Tile, Reinforcing Concrete & Fireproofing, Structural Steel, Lathing & Plastering, Blackboards, Iron Stair- ways, Carpenter Work, Lumber, Grounds (Trim), Floor Strips, Windows, Doors, Glass, Hardware, Floors, Interior Finish, Auditorium Ceiling, Furring, Registers, Roof, Valleys, Painting, Exterior Wood Work, Iron Steel & Sheet Metal Work, Interior Wood Work, Downspout & Sewer, Electric Wiring, Drop in Potential, Method of Wiring, Wires, Main Switch Board Cabinet. 45 pages.
<1918	Preusse & Zittel (Superintendent of the Work, accd to Specifications)	Extension of North Wing from U of I Arch & Eng.	Total # = 8 Plans - Basement, 1, 2, 3 Elevations - North, South, East, West Sections - Transverse and Longitudinal
1936	Hugh Richardson	Library (South Wing) Addition from U of I Arch & Eng.	Total # = 14 Structural and Mech. Plans - Basement, 1, 2, 3 Elevations - North, South, West; Sections - Looking West; Details
1957	Wayland & Cline Architects	Remodeling Work in South Wing from U of I Arch & Eng	Total # = 29 Full Size, 4 11x17 Plot Plan Numerous Detail Plans, Elevations, Sections Exhaustive Schedules
1996	G. D. Longwell Architects	Life Safety Improvements from U of I Arch & Eng.	Total # = 13 Plans - Basement, 1, 2, 3; Details Elevations - Stairs; Details Sections - Stairway; Details Schedules

...uary 5, 2001

University of Idaho
FACILITIES
Architectural & Engineering Services
Capital Planning & Capital Budget
Facilities Maintenance & Operations

MEMORANDUM

TO: AES Project Managers, FMO Personnel, Procurement, Envir. Health & Safety CAROL

FROM: Miriam Abraham, Facilities Mi

RE: Administration Building Masterplan Reference Material

In summer of 2000 the University of Idaho adopted an Administration Building Master Plan. The goal of the master plan is to provide the framework for any renovation or construction work occurring at the Administration Building. The master plan document, of which you will receive a copy shortly, and separate appendix materials (in a set of two three-ring binders located at the AES archive) provide a wealth of information and recommendations to guide each future capital improvement project both inside and outside the Administration Building. Its use will ensure a consistent approach for all projects that are respectful of the historic context of the building.

In conjunction with the master plan a pilot project was constructed to demonstrate the application of recommendations of the master plan. This pilot project can be viewed in the south east wing of the 2nd floor; newly renovated space is assigned to Finance and Administration.

For your beneficial use and quick reference I have compiled the following Administration Building reference materials:

1. A one-page reference matrix providing information on the materials, equipment, and finishes selected for the pilot project and approved by the consulting architect for this project. Please consult this list for any work you may be requested to do in the Administration Building
2. Dimensioned drawings of typical original wood trim work. A wood stain sample, matching the historic stain, can be viewed at AES. Consult Ray Pankopf to see this.
3. Administration Building zoning plans that identify the areas in the building for each level of intervention (e.g. preservation, rehabilitation, and unrestricted).

Please note that we are also developing a new sign standard for the Administration Building. Any future signage in the building will be in this new standard. Consult Ray Pankopf for details about installation of any future signs for the Administration Building.

In summary, we are all learning about historically sensitive design and so offer a review and approval process for any proposed work in the Administration Building. Ray Pankopf together with his design staff are available to assist you to ensure we apply what we have learned here and continue to invest in this fine historic building as a key UI showcase.

Attachments

cc.: Joanne Reece
Ray Pankopf

Architectural & Engineering Services
P.O. Box 442281
Moscow, Idaho 83844-2281
(208) 885-7250 FAX: (208) 885-5748

Capital Planning & Capital Budget
P.O. Box 443146
Moscow, Idaho 83844-3146
(208) 885-7044 FAX: (208) 885-9490

Facilities Maintenance & Operations
P.O. Box 442281
Moscow, Idaho 83844-2281
(208) 885-6246 FAX: (208) 885-5748

ROOM MATERIAL AND FINISH MATRIX

University of Idaho
Administration Building
Finance Administration Remodel

FINISH MATERIAL SUMMARY

Spec.	Section/Item	Location / Ref.	Mfgr./Product	Finish Color	Remarks
Div. 6	**Wood and Plastics**				
06200	Finish Carpentry	WD-2	To match Achitect's sample	To match Achitect's sample	Clear Semigloss, see Gunlocke C704
06410	Architectural Woodwork	WD-2	To match Achitect's sample	To match Achitect's sample	Clear Semigloss, see Gunlocke C704
06410	Toilet Room Counter (Horizontal)	PL-1	Nevamar: Forest Landscape	#FS-2-2T	Textured
06410	Toilet Room Counter (Vertical)	PL-2	Nevamar: Foundary	#S2-84T	Textured, back & both sides splash
06410	Toilet Room Partitions	PL-3	Nevamar: Maize Shibori	#SH-2-2T	Textured
Div. 8	**Doors & Windows**				
08710	Door Hardware		Various	US10B - Oil Rubbed Bronze	Schlage Fin. #613
Div. 9	**Finishes**				
09300	Ceramic Tile (bathroom floor)	CT-1	Thompson Tile: Ogaden	30V Verde	12"X12"
	Ceramic Tile (Wall & Base)	CT-2	Daltile	#D335 Porcelain	2"x2", 2" cove base, & 2" cap
	Ceramic Tile (Accent)	CT-3	Daltile	#D004 Flintlock	2"x2", & 2" cap
09510	Acoustical Ceiling Tile	WD-1	To match existing wood flooring	To match Architect's sample	Clear Semigloss
09550	Wood Flooring	RB-1	Johnsonite	#63 Burnt Umber	Rubber
09650	Rubber Base	CPT-1	Designweave	Style: #Z0987 - Trovata	Inset and Main Carpet
09680	Carpet			Color: #00336 - Milano	
09680	Carpet	CPT-2	Designweave	Style: #Carrington LTD	Border Carpet
				Color: #651-839 Harvest	
09900	Interior Painting				
	typical ceiling, walls above top trim	P-1	ICI	Custom match	Campus standard off-white
	typical walls below trim	P-2	ICI	#20YY 60/104 Alcencon Lace	
	accent/trim (hollow metal)	P-3	ICI	#90YY 28/067 Slippery Rock	final choice by mock-up
		P-3	Parker Paint	#8652 Shipyard	final choice by mock-up
	painted trim, sills, & casings	P-4	ICI	#00YY 19/068 Great Smokie Mt.	
Div. 10	**Specialties**				
10110	Marker Boards		PBS Supply	#W-402	
10165	Toilet Compartments	PL-3	Nevamar: Maize Shibori	#SH-2-2T	Textured
10800	Toilet Accessories		Bobrick	Satin Stainless Steel	
Div. 12	**Furnishings**				
12500	Horizontal Louver Blinds	HB-1	Levelor	#136 Antique White	
Div. 15	**Mechanical**				
15000	Water Cooler	P-6	Elkay, product: EBFATL-8	"Bronzetone"	Verify other mfgr. conform to finish

12/11/2000

DWD.
LES AS SHOWN

OPPED IN H.M.
BOTH SIDES

OPPED IN H.M.
BOTH SIDES

DWD.
LES AS SHOWN

ME

YWD.

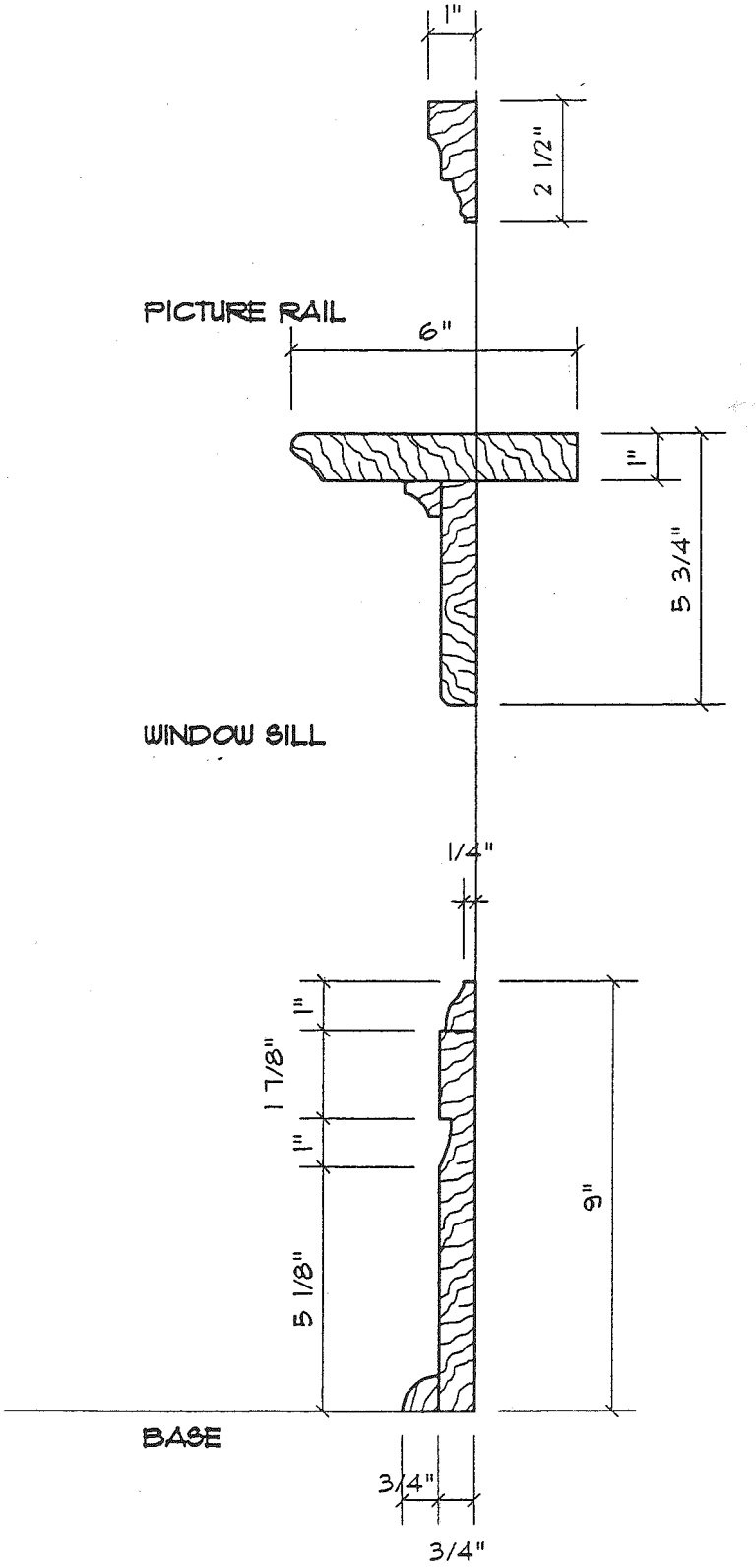
L

D IN H.M.
BOTH SIDES

DWD.
LES AS SHOWN

ME

VENEER



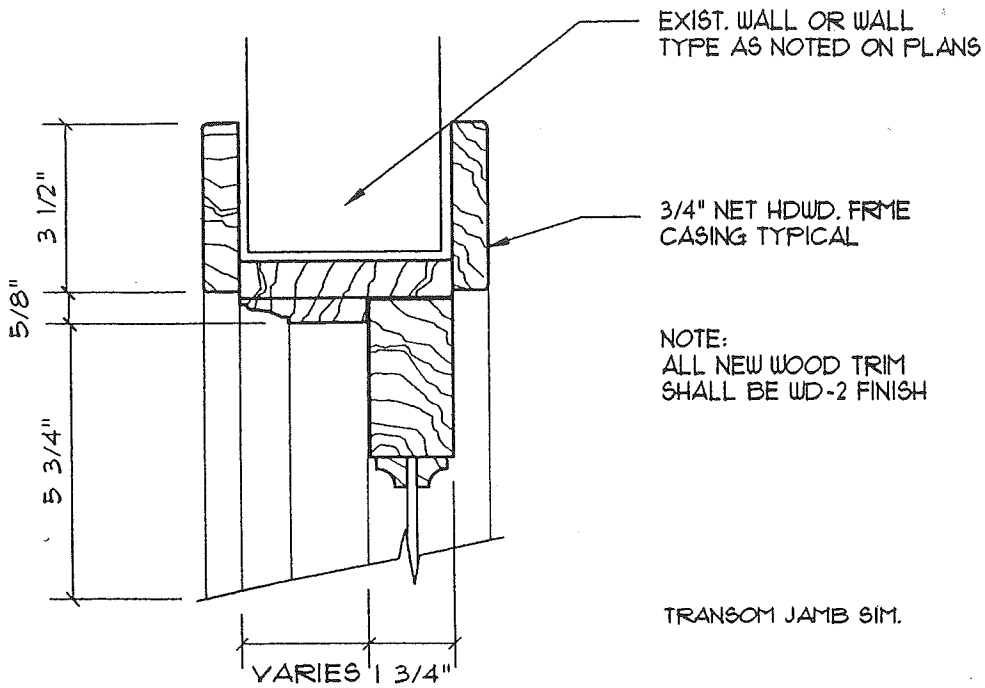
3/4" (U.N.O.) NET SOLID HARDWOOD TRIM, TYP.

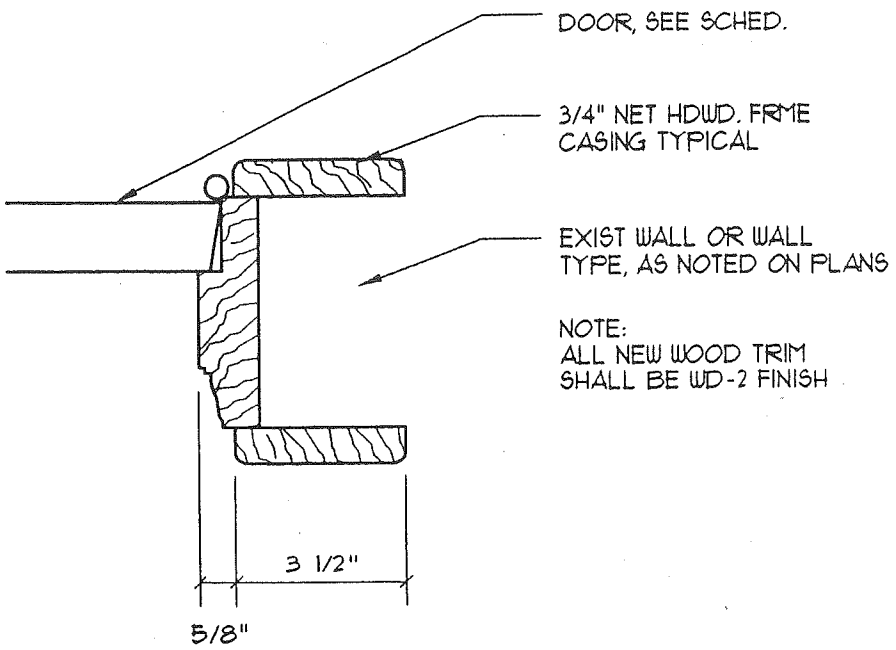
NOTE:
ALL NEW WOOD TRIM SHALL BE WD-2 FINISH

11 WOOD TRIM DETAILS

SCALE: 1/4" = 1'- 0"

SEE PLANS FOR PARTITION TYPE



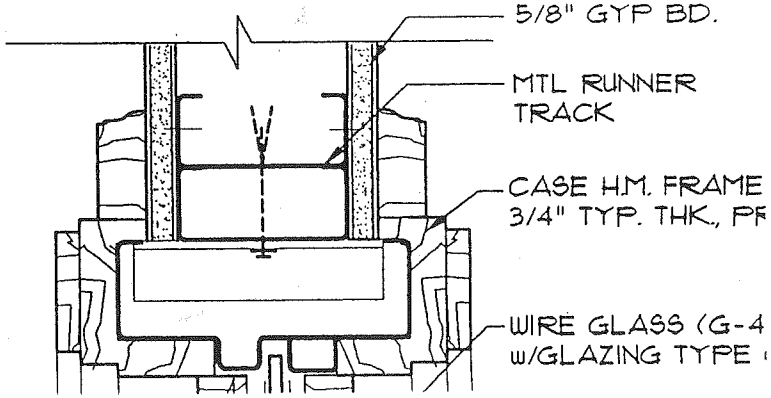


03 TRANSOM HEAD

SCALE: 3" = 1'- 0"

04 DOOR JAMB

SCALE: 3" = 1'- 0"

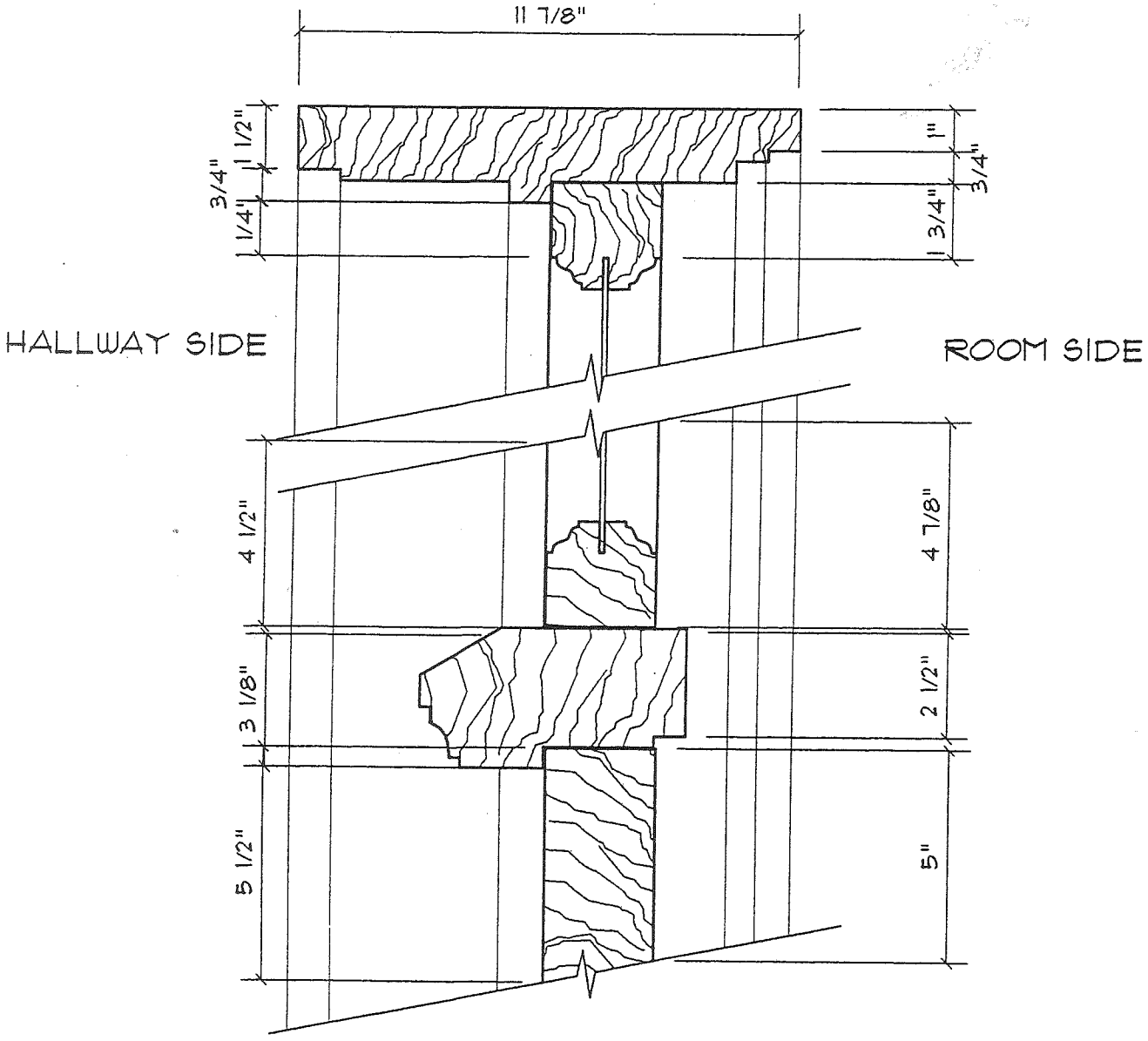


EAST. WALL

- Ø"

03 TRANSOM HEAD

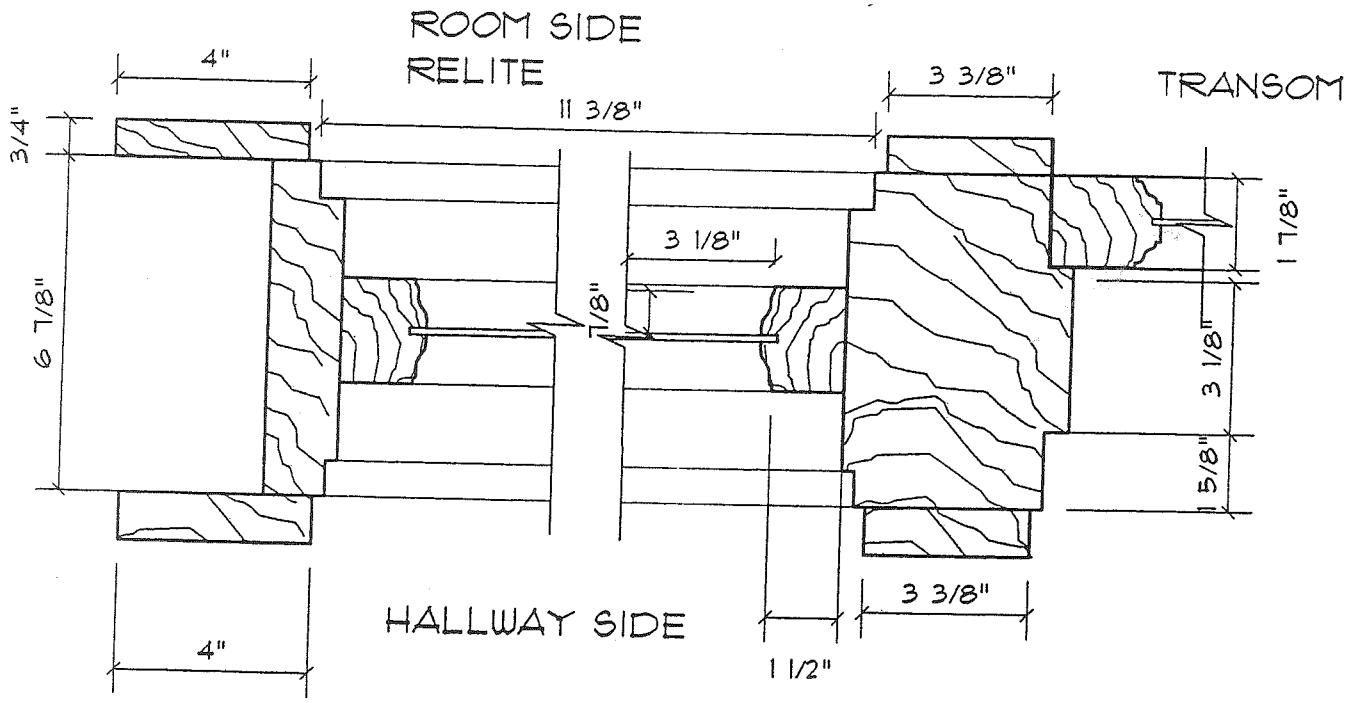
SCALE: 3" = 1'- Ø"



09 TRANSOM / DOOR HEAD

SCALE: 3" = 1'- Ø"

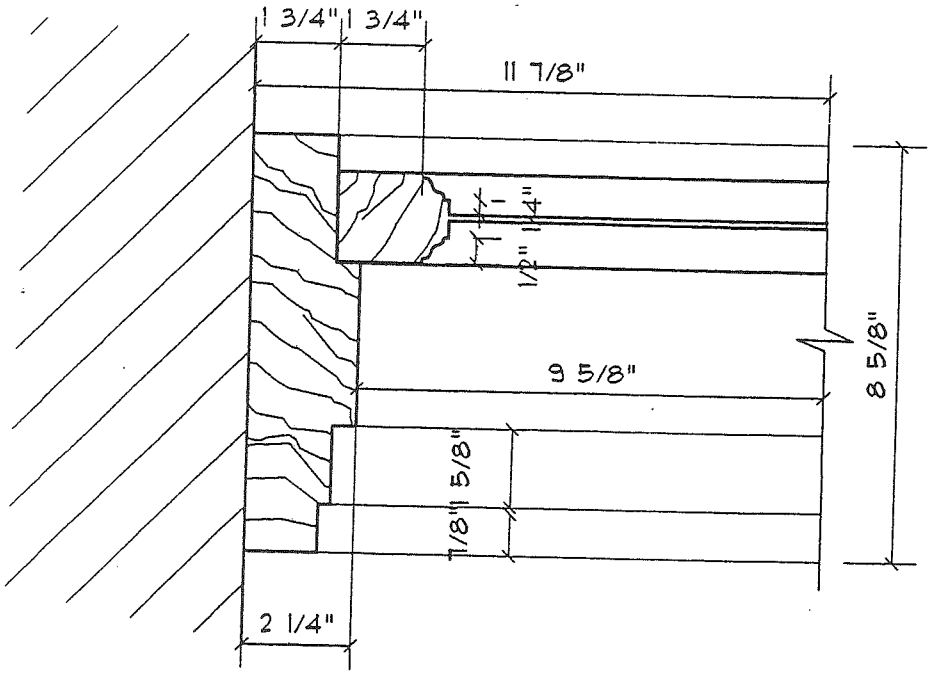
SCALE: 1-½" = 1'- Ø"



HAL

06 RELITE/TRANSOM JAMB

SCALE: 3" = 1'- Ø"



08 JAMB @ DEEP WALL

SCALE: 3" = 1'- Ø"

Initial Summary of Scope & Conditions

CKA

Facility Study- Renfrew Hall Exterior Façade Repairs

University of Idaho
Moscow, Idaho

January 18, 2021

Initial Summary of Scope & Conditions

1. Scope of Study
    a. Task-
        i. Review existing conditions quantifying the extend for damage to the exterior reinforced precast concrete façade assembly of Renfrew Hall on the University of Idaho Moscow campus.
        ii. Provide possible recommendations to resolve façade deterioration and probable associated gross magnitude of costs.
    b. Procedure-
        i. Via a UI provided lift, closely examine existing conditions of the precast panels on both the North and South elevations. Photo documentation and itemization of specific locations and extent of damage was completed.
        ii. Apply assumed proportional extent of damage to areas specifically not documented based on areas of confirmed damage.
        iii. This field work is the basis of the report.
    c. Identify Systems of Remediation-
        i. Identify potential remediation solutions to stabilize, repair and possibly improve the deteriorating precast concrete building façade.
    d. Identify Probably Cost of Remediation Solutions-
        i. Develop cost models with probable construction costs to implement each remediation solution providing the University with a shopping list of remediation possibilities for system comparison.

2. Historic Considerations
    a. The building was constructed in 1962 (59 years ago). Generally, buildings must be over 50 years in age for consideration of nomination to the National Register of Historic Places (NRHP) which is the United States federal government's official list of properties deemed worthy of preservation for their historic significance.
    b. A number of UI campus properties have been included on the National Register of Historic Places. This particular building is not listed on the NRHP.

3. Conditions Identified
    a. Positive Façade Issues Observed
        i. Fewer Panels Damaged than Anticipated- Though extensive to specific panels, damage to existing reinforced precast concrete façade panels appear to be less extensive than originally thought might be the case.
        ii. Panel Sealant- Most of the existing panel sealant appears to still be tight and functioning. The assumed age of the sealant appears possibly to be original.
    b. Issues Related to Façade Deterioration
        i. Precast Concrete Panel Projections-
            1. Moisture Degradation- Existing reinforced precast concrete façade panels have numerous horizontal and vertical projections that appear to be holding moisture (rain and snow).
            2. Effect on Panel Damage- It appears that much of the deterioration of the panels correlates to these panels that moisture has penetrated.

ii. Discoloration of Panels Correlates to Moisture at Panels-
    1. Stained Portions- Discoloration of panels appears to translate to areas of panel damage (or adjacent to).
iii. Rebar Cover-
    1. Lack of Cover- It appears that some of the damaged rebar does not have desired concrete cover. This should be looked at closer to determine the actual extent of this condition.
iv. Interior Damage Indicated-
    1. Hollow Sound- There are areas that have a "hollow" sound when tapped without currently showing panel damage. This may indicate unseen panel damage that may continue to progress.
v. Assumed Damage Not Indicated-
    1. Unknown Unseen Damage- It is assumed that interior panel damage most likely exists that cannot be seen at this time.
vi. Energy Envelope Appears Lacking-
    1. Potential to Improve Energy Performance- The original construction of the exterior wall assembly appears to be lacking of an exterior insulative envelope meeting today's current standards or R-values.

4. Anticipated General Remediation Procedure
    a. Clean-
        i. Clean façade
    b. Remove Damaged Material-
        i. Remove loose material to solid material
    c. Stabilize-
        i. Stabilize and protect rebar
    d. Repair Rebar-
        i. Replace rebar where required
    e. Patch Back-
        i. Patch back in layers with repair material as required
        ii. Match existing appearance where exposed
    f. Protect-
        i. Provide protection of panels

5. Remediation Options Considered
    a. Repair Visible Damage Only-
        i. Not Considered- It would be possible to repair the damage to repair damaged panels through maintenance which would improve the existing safety concerns. This approach is not recommended due to the not readily observed damage/delamination that cannot readily be seen. This approach would most likely continue to be an ongoing maintenance issue.
    b. Repair Damaged Areas Providing Clear Finish-
        i. This approach would follow the general remediation procedure indicated above.
        ii. After repairing the identified damage, a clear sealer would be applied to the surface of the façade for precast panel protection. It is unknown at this time the extent of the discolored surfaces and areas of repair can be blended for a "new" building appearance.
    c. Repair Damaged Areas Providing-
        i. This approach would follow the general remediation procedure indicated above.
        ii. After repairing the identified damage, an opaque coating would be applied to the surface of the façade for precast panel protection. An elastomeric coating may prove to be an effective solution that would be able to bridge hairline fractures.

Discolored surfaces and areas of repair would be covered with the new coating providing a uniform building façade appearance.

iii. The exterior building appearance would change due to the application of the opaque coating.

d. <u>Provide Rain Screen Curtain Wall + Repair Damage-</u>

i. This approach would follow the general remediation procedure indicated above.

ii. It is assumed that the rain screen solution would include a weather barrier and semi-rigid rockwool insulation greatly adding to the energy performance of the building façade.

iii. A number of difference rain screen façade options could potentially be chosen to cover the existing façade after the damage is repaired. For this study, metal panels have been included due to light weight panel characteristics.

6. Probable Costs of Systems to Correct Deficiencies

a. See separate cost model for system gross magnitude of cost anticipated for each associated remediation method.

End of Initial Summary Scope & Conditions

Existing Photos

Facility Study- Renfrew Hall Exterior Façade Repairs

University of Idaho
Moscow, Idaho

CKA

Existing Photos

Facility Study- Renfrew Hall Exterior Façade Repairs

University of Idaho
Moscow, Idaho

CKA

EXAMPLES OF EXTENSIVE DAMAGE

EXAMPLES OF LIMITED DAMAGE

Existing Photos

Facility Study- Renfrew Hall Exterior Façade Repairs

University of Idaho
Moscow, Idaho

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CRACKED PANEL

FAILING JOINT COMPOUND

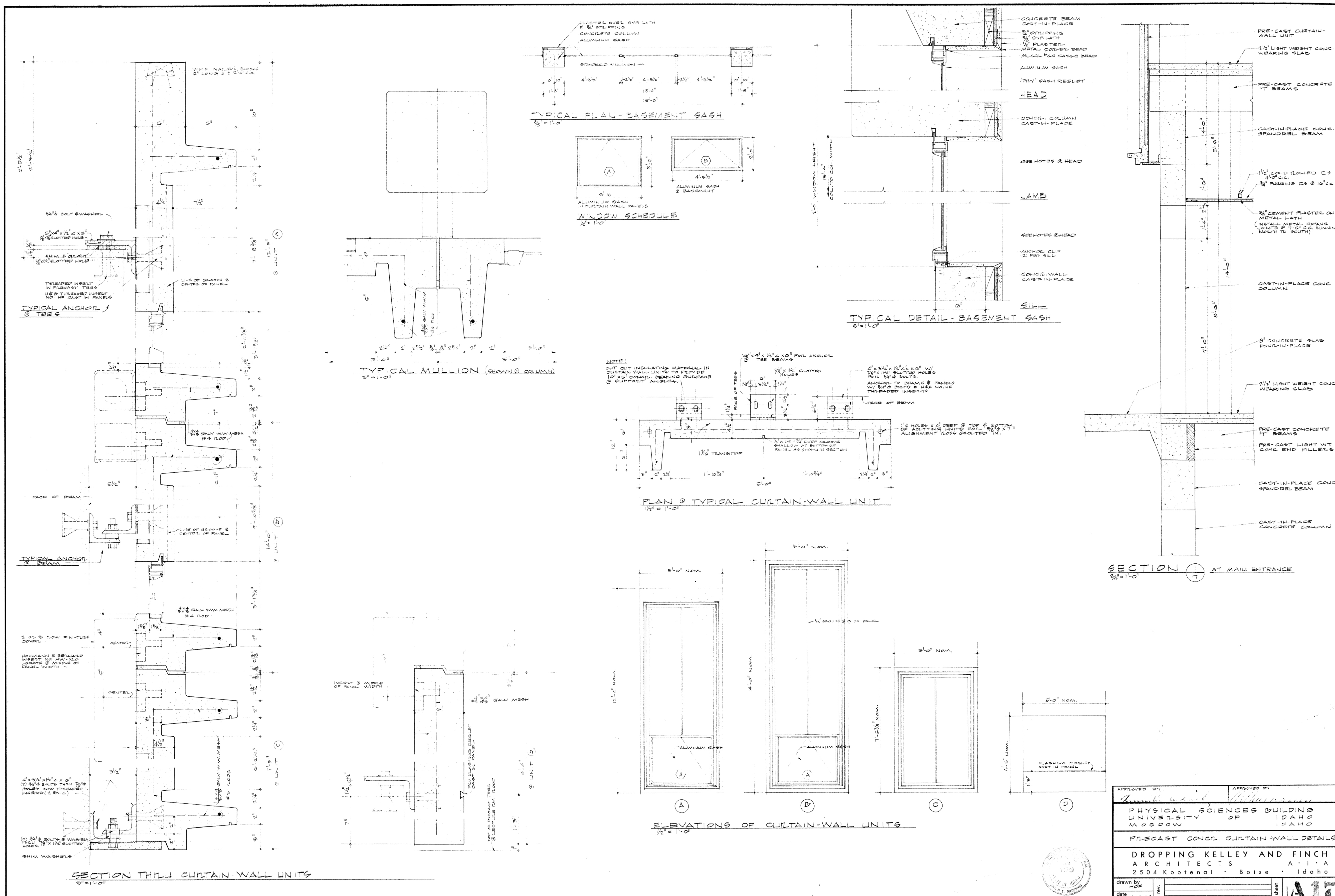
VISUAL RUST SPOTS

Historic Photos - 1963 Construction

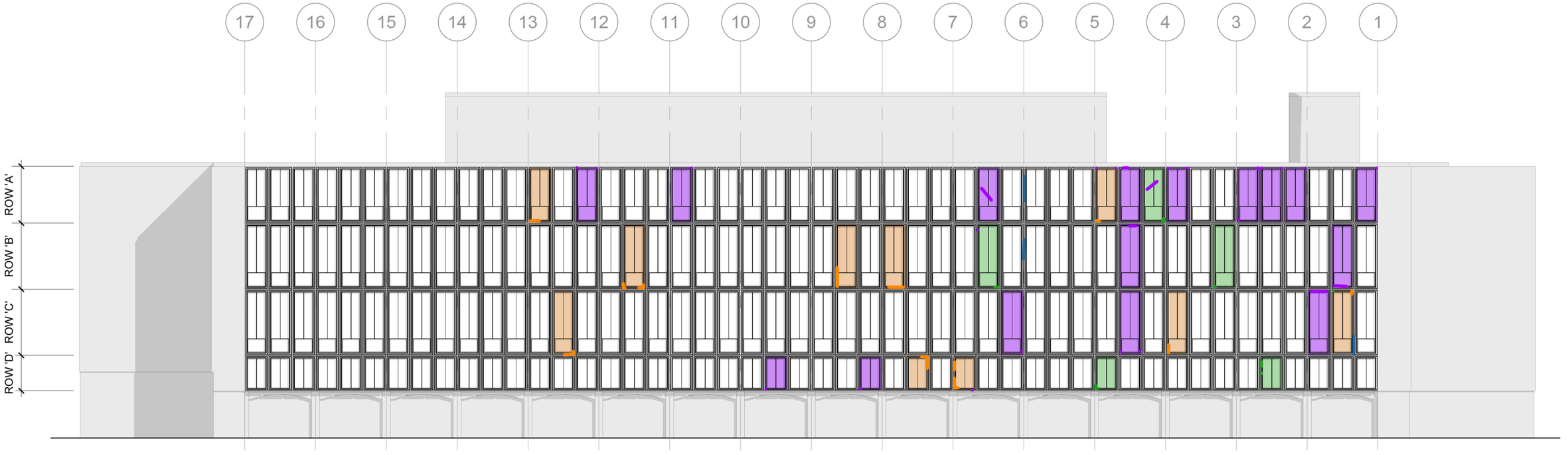
Facility Study- Renfrew Hall Exterior Façade Repairs

University of Idaho
Moscow, Idaho

CKA

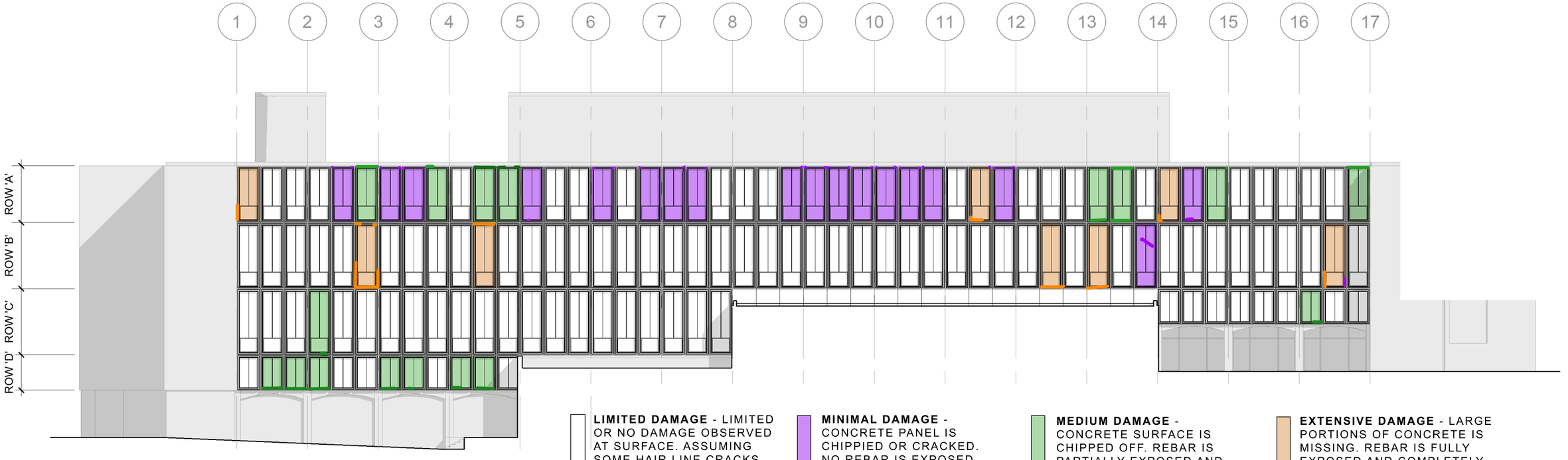


TYPICAL PLAN - BASEMENT SASH
WINDOW SCHEDULE
TYPICAL DETAIL - BASEMENT SASH
HEAD
JAMB
SILL
TYPICAL MULLION (SHOWN @ COLUMN)
TYPICAL ANCHOR @ TEES
TYPICAL ANCHOR @ BEAM
SECTION THRU CURTAIN-WALL UNITS
PLAN @ TYPICAL CURTAIN-WALL UNIT
ELEVATIONS OF CURTAIN-WALL UNITS
SECTION AT MAIN ENTRANCE
PRE-CAST CURTAIN-WALL UNIT
PRE-CAST CONCRETE "T" BEAMS
CAST-IN-PLACE CONC. SPANDREL BEAM
CAST-IN-PLACE CONC. COLUMN
8" CONCRETE SLAB POUR-IN-PLACE
CAST-IN-PLACE CONCRETE COLUMN
PHYSICAL SCIENCES BUILDING
UNIVERSITY OF IDAHO
MOSCOW IDAHO
PRECAST CONCR. CURTAIN-WALL DETAILS
DROPPING KELLEY AND FINCH
ARCHITECTS A·I·A
2504 Kootenai · Boise · Idaho
drawn by HOF
date 6 AUG 62
sheet A17 of 21



NORTH ELEVATION

SCALE: 3/64" = 1'-0"



SOUTH ELEVATION

SCALE: 3/64" = 1'-0"

	A	B	C	D	E	F	G	H	I	J	K	L
1	**OPINION OF PROBABLE CONSTRUCTION COSTS**											
2	***Exterior Façade Options***											
3	***Renfrew Hall***				Date: **1/18/2021**				**CKA Castellaw Kom Architects**			
4	**University of Idaho**				Project Phase: **Facility Study**				850 Main Street			
5	Moscow, Idaho				CKA PN 20145				Lewiston, Idaho			
6								***Façade***	***Façade***	***Façade***	***Not***	***Window***
7	**Div/Sec**	**Description**			**Units**	**Quantity**	**Unit Cost**	***Option A***	***Option B***	***Option C***	***Used***	***Replacement***
8								*Patch & Seal*	*Patch & Coat*	*Patch & Mtl Panel*	*TBD*	*Add to Replace*
9	**EXISTING BUILDING REMODEL**							*Restoration*	*Restoration*	*Rain Screen*		*Windows*
10	**Item 1- General Conditions-**											
11	Div. 1	Mobilization			Lump Sum	Project	1.00%	$8,401.71	$10,295.32	$35,277.65	$0.00	$6,177.37
12		Insurance/Fees/Bonds			Lump Sum	Project	3.00%	$25,205.14	$30,885.95	$105,832.95	$0.00	$18,532.12
13		Building Permit Fees Allowance			Allowance	Project	1.60%	$13,442.74	$16,472.50	$56,444.24	$0.00	$9,883.80
14		Review Fees (by Owner)			Allowance	Project	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
15	*Use Fee*	*Idaho Materials (State/Local Material Use Only- 6.5%)*					3.25%	$27,305.57	$33,459.77	$114,652.36	$0.00	$20,076.46
16		General Conditions			Lump Sum	Project	9.50%	$79,816.29	$97,805.50	$335,137.66	$0.00	$58,685.04
17		**General Conditions Subtotal**						***$154,171.46***	***$188,919.04***	***$647,344.85***	***$0.00***	***$113,354.79***
18												
19	**Item 2- General Demo/Prep Work-**											
20	Sec. 2070	Disposal Unsuitable Debris			EA Unit	330	5	$1,650.00	$1,650.00	$1,650.00		
21		Disposal Unsuitable Debris			EA Unit	330	6					$1,980.00
22	Sec. 2115	Asbestos Abatement Int (TBD)			By Owner	Project	0					
23		Lead Based Paint Abate/Mitigate (TBD)			Allowance	Project	1.00%					$6,177.37
24	Sec. 2250	Occupant/Dust Separation Barriers			EA Unit	330	50					$16,500.00
25		Fencing/Baracades/Pedestrian Control			LF	460	12	$5,520.00	$5,520.00	$5,520.00		
26		Fencing/Baracades/Pedestrian Control			LF	460	10					$4,600.00
27		Taffic Control/Flaggers			LS	1	5500	$5,500.00	$5,500.00	$5,500.00		
28		Taffic Control/Flaggers			LS	1	3500					$3,500.00
29		Misc Demo-Allowance			Allowance	1	7500	$7,500.00	$7,500.00	$7,500.00		
30		Misc Demo-Allowance			Allowance	1	5000					$5,000.00
31		**Item Work Total**						***$20,170.00***	***$20,170.00***	***$20,170.00***	***$0.00***	***$37,757.37***
32												
33	**Item 3- Demoliton Exterior Façade Work-**											
34		Scaffolding	5	mo	SF/Mo	28850	0.55	$79,337.50	$79,337.50			
35		Scaffolding	6	mo	SF/Mo	28850	0.55			$95,205.00		
36		Scaffolding	3	mo	SF/Mo	28850	0.55					$47,602.50
37		Mobile Lift Unit-60 ft			Unit/Wk	20	1450	$29,000.00	$29,000.00			
38		Mobile Lift Unit-60 ft			Unit/Wk	24	1450			$34,800.00		
39		Mobile Lift Unit-60 ft			Unit/Wk	12	1450					$17,400.00
40		Building Screening-TBD			SF	28850	0.5	$14,425.00	$14,425.00	$14,425.00		
41		Restoration Pressure Wash-Precast			SF	19950	2.5	$49,875.00	$49,875.00	$49,875.00		
42		Prep Precast Damage-Flush Pnls-Limited			EA Unit	18	100	$1,800.00	$1,800.00	$1,800.00		
43		Prep Precast Damage-Limited			EA Unit	256	150	$38,400.00	$38,400.00	$38,400.00		
44		Prep Precast Damage-Minimal			EA Unit	34	300	$10,200.00	$10,200.00	$10,200.00		
45		Prep Precast Damage-Moderate			EA Unit	22	600	$13,200.00	$13,200.00	$13,200.00		
46		Prep Precast Damage Extensive			EA Unit	18	750	$13,500.00	$13,500.00	$13,500.00		
47		Building Pedestal-Conc-Not Included			SF	0	0					
48		Buuilding Pilasters/Columns-Conc-Not Inclu			SF	0	0					
49		Remove Window Units			EA	261	125					$32,625.00
50		Remove Ext Sealant-Wall Allowance-25%			EA Unit	348	35	$12,180.00	$12,180.00	$12,180.00		
51		Remove Ext Sealant-Windows			EA Unit	261	17.5					$4,567.50
52		Remove Mtl Flashg-Allowance-TBD			LF	480	2	$960.00	$960.00			
53		Remove Mtl Flashg-Allowance-TBD			LF	480	2			$960.00		
54		Remove Mtl Flashg-Allowance-TBD			LF	240	2					$480.00
55		Remove Parapet Coping & Reinstall			LF	480	6.25			$3,000.00		
56		Remove Misc Wall Attachments			EA	24	150	$3,600.00	$3,600.00	$3,600.00		
57		Remove Wall Lights-Allowance-TBD			EA	12	85	$1,020.00	$1,020.00	$1,020.00		
58		Misc Exterior Demo Work			EA Unit	330	100	$33,000.00	$33,000.00	$33,000.00		
59		Misc Exterior Demo Work			EA	261	100					$26,100.00
60		Misc Interior Demo Work			EA	261	50					$13,050.00
61		**Item Work Total**						***$300,497.50***	***$300,497.50***	***$325,165.00***	***$0.00***	***$141,825.00***
62												
63	**Item 4- Exterior Façade Assembly Work**											

	A	B	C	D	E	F	G	H	I	J	K	L
64		Resolve Misc Undetermined Moisture Issue			EA Unit	330	85	$28,050.00	$28,050.00	$28,050.00		
65		Patch/Repair Conc-Wall-Flush Pnls-Limited			EA Unit	18	100	$1,800.00	$1,800.00	$1,800.00		
66		Patch/Repair Conc-Wall-Limited			EA Unit	256	300	$76,800.00	$76,800.00	$76,800.00		
67		Patch/Repair Conc-Wall-Minimal			EA Unit	34	950	$32,300.00	$32,300.00	$32,300.00		
68		Patch/Repair Conc-Wall-Moderate			EA Unit	22	2000	$44,000.00	$44,000.00	$44,000.00		
69		Patch/Repair Conce-Wall-Extensive			EA Unit	18	2500	$45,000.00	$45,000.00	$45,000.00		
70		Coat/Repair Rebar-Flush Pnls-Limited			EA Unit	18	0	$0.00	$0.00	$0.00		
71		Coat/Repair Rebar-Limited			EA Unit	256	0	$0.00	$0.00	$0.00		
72		Coat/Repair Rebar-Minimal			EA Unit	34	250	$8,500.00	$8,500.00	$8,500.00		
73		Coat/Repair Rebar-Moderate			EA Unit	22	950	$20,900.00	$20,900.00	$20,900.00		
74		Coat/Repair Rebar-Extensive			EA Unit	18	1250	$22,500.00	$22,500.00	$22,500.00		
75		Building Pedestal-Conc-Not Included			SF	0	0					
76		Building Pilasters/Columns-Conc-Not Incluc			SF	0	0					
77		Weather Barrier Membrane-Rain Screen			SF	19950	9.75			$194,512.50		
78		Semi-Rigid Insul-3 In-Rain Screen			SF	19950	6.75			$134,662.50		
79		Metal Panel Assmbly-Mech Attach			SF	19950	80			$1,596,000.00		
80		Metal Panel Assmbly-Small Panel Adder			SF	0	9			$0.00		
81		Metal Panel Assmbly-Flash Projections			SF	19950	10			$199,500.00		
82		Metal Panel Assmbly-Flash Sills			EA Unit	330	75			$24,750.00		
83		Metal Panel Assmbly-Flash Heads-Perf			EA Unit	330	80			$26,400.00		
84		Mtl Coping-Remove/Replace			LF	430	40			$17,200.00		
85		Sub-Coping Membrane-Assume Existing			LF	0	6.5			$0.00		
86		Mtl Flashing-Misc			EA Unit	330	12	$3,960.00	$3,960.00			
87		Mtl Flashing-Misc			EA Unit	330	30			$9,900.00		
88		Mtl Flashing-Misc			EA	261	125					$32,625.00
89		Windows-Alum-Thermal-High Perform-Cust			EA	261	1650					$430,650.00
90		Sealants-Wall Allowance-25%			EA Unit	348	35	$12,180.00	$12,180.00	$12,180.00		
91		Sealants-Metal Panel Allowance			EA Unit	330	70			$23,100.00		
92		Sealants-Window Allowance			EA	261	32.5					$8,482.50
93		Reattach Wall Items-Misc			EA	12	200	$2,400.00	$2,400.00			
94		Reattach Wall Items-Misc			EA	12	200			$2,400.00		
95		Wall Lights			EA	0	850					
96		Prep/Seal Conc Wall-Clear Sealer-High			EA Unit	19950	1.75	$34,912.50				
97		Prep/Coat Conc Wall-High Perform Coating			EA Unit	19950	9.5		$189,525.00			
98		Misc Exterior Repair-Conc Wall-Visible			EA Unit	348	150	$52,200.00	$52,200.00			
99		Misc Exterior Repair-Conc Wall-Not Visible			EA Unit	348	100			$34,800.00		
100		Misc Exterior Repair-Window Replace			EA	261	125					$32,625.00
101								***$385,502.50***	***$540,115.00***	***$2,555,255.00***	***$0.00***	***$504,382.50***
102												
103	**Item 5- Not Used-** Not Applicable (N/A)											
104		Misc Exterior Work			LS	0	2500					
105		Misc Interior Elec			LS	0	500					
106		**Item Work Total**						***$0.00***	***$0.00***	***$0.00***	***$0.00***	***$0.00***
107			*Façade Area SF*		*19950*	*SF*	*Cost/SF*	*$42.11*	*$51.61*	*$176.83*		
108			*Window Openings*		*261*	*Wndws*	*Cost/Wndw*					*$2,366.81*
109												
110								***Façade***	***Façade***	***Façade***	***Not***	***Window***
111								***Option A***	***Option B***	***Option C***	***Used***	***Replacement***
112	**Subtotal**							**$840,171.46**	**$1,029,531.54**	**$3,527,764.85**	$0.00	**$617,737.29**
113	Design Contingency @ 12% (unitemized work)							$100,820.58	$123,543.78	$423,331.78	$0.00	$74,128.48
114	**CONSTRUCTION SUBTOTAL**							**$940,992.04**	**$1,153,075.32**	**$3,951,096.63**	$0.00	**$691,865.77**
115	Cost Escalation (Inflation: 1 year @ 5%)							$47,049.60	$57,653.77	$197,554.83	$0.00	$34,593.29
116	**TOTAL ANTICIPATED CONSTRUCTION COST**							**$988,041.64**	**$1,210,729.09**	**$4,148,651.46**	$0.00	**$726,459.06**
117	**Note: Above itemized costs do not include construction contingency, extensive haz-mat costs, A/E fees or other project costs.*											
118	***Note: Cost model developed for anticipated Spring 2022 bid date.*											
119												
120	**FACADE OPTIONS + WINDOW REPLACEMENT**											
121	Façade Option A + Window Replacement							$1,714,500.70				
122	Façade Option B + Window Replacement							$1,937,188.14				
123	Facade Option C + Window Replacement							$4,875,110.52				
124	Not Used							$0.00				
125	*Assumed Construction Budget:*						*Plus/Minus*	*TBD*				